

Development and Environment  
 North Somerset Council  
 Post Point 15  
 Town Hall, Weston-super-Mare BS23 1UJ  
 Website: [www.n-somerset.gov.uk/applyforplanning](http://www.n-somerset.gov.uk/applyforplanning)



## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

James

Surname

Gould

Company Name

### Address

Address line 1

Kingcott Farm Gatcombe Mill Lane

Address line 2

Address line 3

Town/City

Flax Bourton

County

North Somerset

Country

Postcode

BS48 3QU

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Planning Description - Proposed erection of a single storey art studio/outbuilding (6m x 6m) within the curtilage of Kingcott Farmhouse

NMA Description - Non-material amendment to permission 23/P/0683/FUH (Proposed erection of a single storey art studio/outbuilding (6m x 6m) within the curtilage of Kingcott Farmhouse) to allow alterations to approved plans for 1) change in cladding materials; 2) Reduction in Gross External Area (GEA) from 36 to 34.67sq,m; 3) Minor alteration of approved floor and roof plans (footprint) to provide a 1 x 1m 45 degree angle/chamfer to NW rear corner of the studio and 4) Minor alterations to the North & West Elevations

Reference number

23/P/2080/NMA  
23/P/0683/FUH  
23/P/0684/LBC

Date of decision (date must be pre-application submission)

07/06/2023

**Please state the condition number(s) to which this application relates**

Condition number(s)

4 No external walls shall be constructed until sample panels of all external walling materials to be used in the development hereby permitted have been erected on site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved sample panel, which shall be retained on site for reference until the development is completed.

Reason: To ensure the appearance of the work will be satisfactory in the interests to the appearance of the area & setting of the listed building (Kingcott Farmhouse). In accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

Has the development already started?

- Yes  
 No

If Yes, please state when the development was started (date must be pre-application submission)

22/11/2023

Has the development been completed?

- Yes  
 No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes  
 No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Untreated Larch cladding as approved via NMA  
Manufactured / Machined and supplied by Robbins Timber Ltd (Merchant)  
18mm(f) x 106mm(Face Cover)  
A sample panel is to be retained in the open, agricultural barn immediately adjacent to the application site.  
No cladding has been installed to date, in accordance with the requirements of this condition

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Miles Weber

Date

22/01/2024