



Aylesbury Area

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Paul

Surname

Sheffield

Company Name

Loop Contracts Ltd

Address

Address line 1

3, Jordan Close

Address line 2

Jordan Close

Address line 3

Town/City

Watford

County

Country

United Kingdom

Postcode

WD25 7AF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Our proposal aims to elevate the property to contemporary living standards. This involves the removal of the existing bathroom setup and replacing with a new bathroom, rewiring the entire property, eliminating modern cupboards, relocating the boiler, relocation and replacement of radiators to accentuate historical features, replacing the modern staircase and spindles, adding a fitting fire surround, and erecting a partition in the modern kitchen. Additionally, we plan to replace the front door with a design more in line with the period aesthetics. While acknowledging that many historical elements have been covered or lost over time, our objective is to restore the cottage to its intended style, steering away from modern influences.

Furthermore, we are committed to executing these proposed changes with utmost care and diligence, taking every precaution to avoid any damage to the historical structure of the building. Our paramount goal is to enhance the property while preserving its inherent historical integrity.

Has the development or work already been started without consent?

- Yes
 No

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

Has the development or work already been completed without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

If Yes, please describe and include the planning application reference number(s), if known

23/01816/APP & 23/01817/ALB - Conversion of a dwelling to return it to the original separate 2no. dwellings. Internal and external alterations including changes to fenestration – Decision pending

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Full details and accompanying photographs have been provided in the application. The interior modifications encompass the removal of contemporary partitions and cupboards, while external alterations entail replacing the existing modern front door with one more fitting to the character of the property.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

We have engaged in conversations with our adjacent neighbors as well as those residing further along Tring Road regarding our proposed works. They express satisfaction and appreciation for our plans.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

23/03884/LB3

12/01/2024

Details of the pre-application advice received

Attached to this report is the complete document provided by Jenny Martin, Senior Heritage Officer. I would like to highlight that the guidance offered was exceptionally beneficial, and, in essence, Jenny Martin expressed contentment with all our proposed plans for the property.

To summarise her report: To bring the property up to modern living standards while awaiting consent, certain internal changes are proposed, such as a new bathroom in No. 7, a new balustrade, relocating radiators or the boiler, bathroom extraction, re-wiring and installing a fireplace surround.. These internal modifications require listed building consent but not planning permission. Specific details and drawings are necessary for works like new windows and doors. The need for listed building consent is outlined for various proposed works, emphasizing a simple and sympathetic design approach to preserve the historical character.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Paul

Surname

Sheffield

Declaration Date

26/01/2024

Declaration made

Declaration

I/We hereby apply for Listed building consent 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

Paul Sheffield

Date

31/01/2024

Amendments Summary

Hello Nazia.

I have removed the location plan file and resubmitted the portals version. I hope this is now sufficient.

Thank you