



Somerset Planning – East Team
 Cannards Grave Road, Shepton Mallet, BA4 5BT
 Web: www.somerset.gov.uk
 Email: Planningeast@somerset.gov.uk
 Tel: 0300 123 2224

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

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

Detached dwelling set back from the road.

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Ian & Leslie

Surname

Friend

Company Name

Address

Address line 1

The Old Inn Roemead Road

Address line 2

Address line 3

Town/City

wells

County

Green Ore

Country

Postcode

BS5 3ES

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Nicholas

Surname

German

Company Name

db + PAUL

Address

Address line 1

db + PAUL

Address line 2

27/29 St Cuthbert Street

Address line 3

Town/City

Wells

County

Country

United Kingdom

Postcode

BA5 2AW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Enhancing the existing features of the Listed Building and extensions and alterations to include reconfiguring annex building and replacement rear extension of the main structure.

Has the work already been started 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

Immunity from Listing

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

- Yes
 No

Demolition of Listed Building

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

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

618.47

Cubic metres

What is the volume of the part to be demolished?

18.92

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

July

Year

1950

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Lean-to rear extension.
roof - corrugated sheet roofing and slates.
Walls - rendered single skin block walls
Floor - concrete

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

See design, Access and Heritage statement

Generally to:

- Replace unattractive poorly construction extension
- Progression of the property and suitability for cohabitation by 2 generations of a family

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).

Summary of works in Design, Access & Heritage Statement.

Significance assessment completed on the existing building elements

7608W-03 Existing floor plan and elevations.

7608W-04 Proposed block plan.

7608W-05 Proposed floor plan and elevations.

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Stone, Concrete block, Brick, Render, Cement mortar panting

Proposed materials and finishes:

Reclaimed random rubble stone to match existing Lime mortar pointing Horizontal cedar cladding - untreated

Type:

Roof covering

Existing materials and finishes:

Slats and double roman tiles

Proposed materials and finishes:

Retain existing roof coverings Annex lean-to - Reclaimed double roman Cottage rear elevation - New natural slates

Type:

Chimney

Existing materials and finishes:

Brick

Proposed materials and finishes:

No change.

Type:

Windows

Existing materials and finishes:

Timber casement windows

Proposed materials and finishes:

Timber casement windows - slimlite glazing in extension and annex

Type:

External doors

Existing materials and finishes:

Timber double glazed painted finish. finish stained to front elevation painted to rear elevation.

Proposed materials and finishes:

Timber double glazed painted finish.

Type:

Ceilings

Existing materials and finishes:

Plaster board and plaster skim. Lath and plaster

Proposed materials and finishes:

Plaster board and plaster skim.

Type:

Internal walls

Existing materials and finishes:

Modern plaster. Lime plaster

Proposed materials and finishes:

Modern plaster - new walls Lime plaster - any existing walls

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Design, access and heritage statement

7608W-01 Location plan.
7608W-02 Existing block plan.
7608W-03 Existing floor plans and elevations.
7608W-04 Proposed block plan.
7608W-05 Proposed floor plans and elevations.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

7608W-03 Existing floor plans and elevations.
7608W-05 Proposed floor plans and elevations.
See also - tree report

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

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

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

- 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Nicholas

Surname

German

Declaration Date

22/01/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & 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

Nicholas German

Date

31/01/2024