



# Cyngor Sir Powys County Council

[www.powys.gov.uk](http://www.powys.gov.uk)

Householder Application for Planning Permission for works or extension to a dwelling and Listed Building Consent

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

## 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 Details

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

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

### Applicant Details

# Applicant Details

## Name/Company

Title

Mr and Mrs

First name

John

Surname

Oates

Company Name

## Address

Address line 1

Cartref Princes Street

Address line 2

Address line 3

Powys

Town/City

Montgomery

Country

Postcode

SY15 6PY

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

### Name/Company

Title

Mr

First name

Philip

Surname

Humphreys

Company Name

Philip Humphreys Architects

### Address

Address line 1

Philip Humphreys Architects

Address line 2

Tan-y-Castell

Address line 3

Broad Street

Town/City

Montgomery

Country

Postcode

SY15 6PH

### Contact Details

Primary number

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

Secondary number

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

Email address

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

### Description of Proposed Works

Please describe the proposed works

Demolition of existing conservatory and construction of garden room

Has the work already been started without planning permission?

Yes

No

## Listed Building Details

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

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

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

Modern lean to conservatory with perspex roof and upvc windows and doors.

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

The present conservatory visually detracts from the listed building, is constructed of inappropriate materials and is cold in the winter. It is proposed to replace it with an extension built in traditional materials that will enhance the appearance of the building.

## 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

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).

Drawing numbers 1075/23/1 - 5  
Heritage Impact Statement  
Design and Access Statement

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or 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

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

## Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

Yes

No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

## Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

Yes

No

(ii) alterations or enlargement to your roof?

Yes

No

(iii) the loss of any trees or hedgerows?

Yes

No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

## 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? (Please select only one)

The agent

The applicant

Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

No

## Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you?

Yes

No

## Ownership Certificates

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

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

Are you the sole owner of ALL the land?

- 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 seven 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

Philip

Surname

Humphreys

Declaration Date

29/01/2024

Declaration made

## Agricultural Holding Certificate

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Philip

Surname

Humphreys

Declaration Date

29/01/2024

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:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available 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

Philip Humphreys

Date

29/01/2024