

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 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

Steve

Surname

Egginton

Company Name

### Address

Address line 1

Causeway House The Causeway

Address line 2

Address line 3

Town/City

Yatton

County

North Somerset

Country

United Kingdom

Postcode

BS49 4HL

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)

### 1. Re-rendering of Entire Exterior:

Purpose: Complete re-rendering of the property using natural hydraulic lime render.

Context: The current state involves a patchwork of cement-based render finishes, applied over the years, leading to damp issues throughout the property.

Methodology: complete replacement of all elevations using Lime Render and finishing in White breathable paint, addressing the historical finish for long-term preservation.

### 2. Flat Roof Replacement:

Purpose: Like-for-like replacement of the flat roof, encompassing an area of approximately 2 square meters, situated atop a bay window at the rear of the property.

Thermal Enhancements: Ensuring compliance with current building regulations for thermal efficiency.

### 3. Gutter Update:

Purpose: Replacement of gutters beyond repair; overhauling of salvageable ones for improved functionality.

Decision-Making: A selective approach will be adopted, replacing gutters based on their condition to optimise efficiency while respecting the historical context.

We believe these proposed renovations will not only address existing concerns but also contribute positively to the preservation and longevity of our listed property. We kindly request your favorable consideration of this application, emphasising the careful thought and expertise invested in the proposed works.

Thank you for your time and attention to this matter. We are eager to enhance and maintain the historical significance of our property, and we believe these renovations align seamlessly with the spirit of preservation.

Has the development or 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

## 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

A planning application is being made at the same time as this Listed Building Consent application. The reference number is therefore unknown at this stage.

## 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).

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### 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:**

1. Portland cement based render, some parts smooth, others with a tyrolean finish and some a mixture of smooth and tyrolean. The render is painted white. 2. Cast Iron Half Round Gutter 125mm, painted black.

**Proposed materials and finishes:**

1. Natural hydraulic lime based render with a smooth finish, painted white using a breathable paint. 2. Cast Iron Half Round Gutter 125mm, painted black.

**Type:**

Roof covering

**Existing materials and finishes:**

Roofing felt

**Proposed materials and finishes:**

Roofing felt

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

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

The proposed works have been discussed with the Village Hall administrator and 33 High Street which are the only adjoining properties directly impacted by the disruption during the work. Particular mention was made of noise, scaffolding and use of a skip. Both parties indicated that they would have no objections.

## 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

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

Steve

Surname

Egginton

Declaration Date

31/01/2024

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

Steve Egginton

Date

31/01/2024