

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

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

LN1 1NW

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Purpose: To bring back into residential use Middle House, Rauceby Hall.

House has been left empty for a number of years and repair and conservation work needs to take place along with minor re-ordering within the property.

Proposed Works:

Carry out repair and conservation work on the roof of Middle House, to ensure that the building is watertight and secure.

Carry out repair and conservation work to external masonry and rainwater goods including removal of redundant pipework and addition of 2No. cast iron downpipes to allow more effective drainage from roof level.

Remove non original second floor windows, reinstate missing stone mullions and transoms to match existing and install new double glazed sash and case windows to match profiles of existing window joinery as closely as possible.

Internal works to the Ground Floor - Internal refurbishment of kitchen and living spaces (utilising existing service runs); introduction of a doorway between the existing Kitchen and Living Room.

Internal works to the First Floor - Reorientation of existing (internal) bathroom and ensuite to make better and more sympathetic use of the space.

Removal of lift on staircase - this was retrofitted within the existing staircase, was foreshortened when entrance to the basement was closed off, is not longer in use, and is presently detrimental to the aesthetics and practicality of the staircase.

Decoration, carpeting, making good.

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

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).

See attached drawings:

- RHM-SAB-MH-XX-GA-A-0201 P03 Lower Ground Floor Plan as Proposed
- RHM-SAB-MH-XX-GA-A-0202 P03 Ground Floor Plan as Proposed
- RHM-SAB-MH-XX-GA-A-0203 P03 First Floor Plan as Proposed
- RHM-SAB-MH-XX-GA-A-0204 P03 Second Floor Plan as Proposed
- RHM-SAB-MH-XX-GA-A-0205 P03 Roof Plan as Proposed

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:

Roof covering

Existing materials and finishes:

Cumbrian (possibly Kirkby) Slate.

Proposed materials and finishes:

Propose like-for-like but will depend on availability: some mines have been mined out. If Kirkby slate will depend on availability from Burlington Stone (who now mine the Kirkby Quarry in Cumbria).

Type:

Rainwater goods

Existing materials and finishes:

Wooden gutters with lead lining. Leaden hoppers leading to cast iron downpipes.

Proposed materials and finishes:

Replace like-for-like except where previous repairs have used non heritage materials, i.e. some cast iron downpipes have been replaced with plastic, the plastic will be removed and replaced with cast iron.

Type:

Windows

Existing materials and finishes:

Wooden windows, painted white. Limestone mullions and limestone surround.

Proposed materials and finishes:

Replace like-for-like except where previous repairs have used non heritage materials, i.e. some wooden windows have been replaced with metal/upvc, these will be removed and replaced with wood. Previously removed stone mullions to be reinstated.

Type:

Internal walls

Existing materials and finishes:

Ground Floor - masonry and brick with plaster. Presume rubble infill. First Floor - masonry and brick with plaster. Presume rubble infill. Existing division of old bedroom to create separate bathroom and ensuite using wood and paster board.

Proposed materials and finishes:

Ground Floor - new doorway to be created from Kitchen to Living Room. New double leaf doors made from oak, these will sit snugly into the reveals of the new door opening through the thick wall and look like fixed panelled linings (similar to window shutters). First Floor - new bathroom and ensuite use wood and plasterboard.

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

As attached -

RHM-SAB-XX-XX-DE-A-32001 P03 Internal Doors - New Double Door

RHM-SAB-MH-XX-GA-A-0305 P02 East Elevation as Proposed

RHM-SAB-MH-XX-GA-A-0301 P02 West Elevation as Proposed

RHM-SAB-MH-XX-GA-A-0491 P03 Sections AA BB as Proposed

RHM-SAB-MH-XX-GA-A-0307 P02 North Elevation as Proposed

Design and access statement

24-01-25 Rauceby Hall DAS

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

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

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

Rauceby Hall

Date (must be pre-application submission)

20/10/2023

Details of the pre-application advice received

Advice did not form official pre-application advice but the officer advised, on the information provided by the agent, that he believed that listed building consent would be required for: 1) Introduction of a doorway between the existing Kitchen and Living Room; 2) Removal of the lift on staircase and any subsequent making good; 3) re-ordering of main bathroom/ensuite to master bedroom.

The roofing works would require like-for like replacement.

The refurbishment of the kitchen and bathroom fine in principle, as long as it utilises existing service runs. If any new services/ventilation is required, then that will probably need LBC also.

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

Dermot

Surname

Spurrier

Declaration Date

30/01/2024

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

John Patrick

Date

02/02/2024

Amendments Summary

In response to Invalid Submission Notification:

- 1) Description of works changed. Blue line added to adjusted site map
- 2) Heritage Statement written and added
- 3) CIL AIRF submitted