



Rutland County Council Planning Support Section
 Catmose, Oakham, Rutland LE15 6HP
 Tel: 01572 722577 | Fax: 01572 758373 | Email: planning@rutland.gov.uk

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	<input type="text" value="19"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Main Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Rutland"/>
Town/city	<input type="text" value="Belton In Rutland"/>
Postcode	<input type="text" value="LE15 9LB"/>

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

Easting (x)	Northing (y)
<input type="text" value="481687"/>	<input type="text" value="301229"/>

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

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Replacement of all windows on the front elevation of the property. Current windows are non-historical. Proposed replacement with heritage style windows as is fitting with the age and listed status of the property.

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

Materials

Does the proposed development require any materials to be used?

- Yes
 No

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

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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

2023/0276/PRE

Date (must be pre-application submission)

13/03/2023

Details of the pre-application advice received

See email relays below:

From Paul Milne on 2023-07-28 10:08

Dear Dr Tom & Mrs Jessica Williamson,

Ref: 2023/0276/PRE - Replace windows and guttering on main house. Replace windows, doors and roof of conservatory - 19 Main Street. Belton In Rutland. Rutland

I have received further comments from the Conservation Officer.

The window section design appears satisfactory for a flush sitting casement. If any of the existing windows are historic then the preference is to repair, otherwise if modern casements have previously been installed then the section design provided is satisfactory.

Subject to adhering to the comments above, the principle of the works appear satisfactory.

Regards,

Paul Milne MA T&RP | Planning Officer

From: Jessica Williamson jess@floppynet.co.uk

Sent: Monday, June 26, 2023 10:23 AM

To: Paul Milne PMilne@rutland.gov.uk

Subject: [EXTERNAL] Re: Ref: 2023/0276/PRE - Replace windows and guttering on main house. Replace windows, doors and roof of conservatory - 19 Main Street. Belton In Rutland. Rutland

Dear Paul,

I have been in touch with our carpenter again, and he has sent me drawings of heritage/conservation units that he can make and fit. I have attached the drawing he has sent me. Would you be able to make comment as to whether this is something that would be acceptable for planning please? Could you also let me know what you require for planning in as much as whether you need full drawings of the house made, or if an example of the windows to be used would be enough please?

Kind Regards,

Jessica

On 2023-06-15 10:08, Paul Milne wrote:

Dear Dr Tom & Mrs Jessica Williamson,

Ref: 2023/0276/PRE - Replace windows and guttering on main house. Replace windows, doors and roof of conservatory - 19 Main Street. Belton In Rutland. Rutland

The Local Authority has been considering the above pre-application submission.

It appears that these are not the historic windows to the property and so it is possible to replace windows which are modern with a more aesthetically correct to the age and style of the property. No. 19 is a Grade II listed building and so consideration needs to be made in regards to preserving and enhancing the listed building as required by the Statutory duty under Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act, 1990.

The proposed windows need to be slim conservation units and not double glazing to the cottage itself and so either 12mm or 14mm glass with the glazing bars integral to the window and not stuck on. We could not accept 24mm double glazing to the cottage (front or rear elevation) as the proportions of the frames and the glazing bars will be too heavy and not characteristic of the delicate proportions that should be

achieved to the cottage style windows. The present pre-application proposal could not be supported.

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

Mrs

First Name

Jessica

Surname

Williamson

Declaration Date

20/01/2024

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

Jessica Williamson

Date

20/02/2024

Amendments Summary

We have submitted a revised Design and Access Statement, and have uploaded appropriate drawings of the front elevation previously requested.