

Planning Section

North Norfolk District Council
 Holt Road, Cromer, Norfolk NR27 9EN
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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning 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

Neil

Surname

Porter

Company Name

Address

Address line 1

The Pottery House

Address line 2

41 Front Street

Address line 3

Town/City

Binham

County

Country

Postcode

NR21 0AL

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 proposed works

The external restoration of the original Grade II listed house, its west extension and cart shed. Re-roofing and upgrading the thermal performance of the west extension. The addition of a garden room extension and front garden boundary fence and wall.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

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

Type:

Walls

Existing materials and finishes:

The original house, west extension and cart shed are of brick and flint construction

Proposed materials and finishes:

The original house, west extension and cart shed wall will be repaired and retained. The new garden room will have brick and flint gable end walls and timber frame and boarded side walls. The open side of the cart shed will have a timber boarded wall.

Type:

Roof

Existing materials and finishes:

The original house, west extension and cart shed have clay pantile roofs.

Proposed materials and finishes:

The original house, west extension and cart shed roofs will be repaired and retained. The new garden room will have a clay pantile roof, the connecting rear hall will have a flat membrane roof with lead flashings.

Type:

Windows

Existing materials and finishes:

The original house has single glazed timber framed windows with metal opening casements to the front elevation and timber framed windows to the rear elevation. The west extension has single glazed metal and timber framed windows.

Proposed materials and finishes:

The original house windows will be repaired and retained. The new garden room extension, west extension and cart shed will have new double glazed metal framed windows.

Type:

Doors

Existing materials and finishes:

The original house and west extension have painted timber doors

Proposed materials and finishes:

The original house, west extension, cart shed and new garden room extension will have new timber doors.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

The current front garden boundary is marked by timber posts and planters

Proposed materials and finishes:

The new front garden boundary will have a brick and flint wall framing metal estate fencing parallel to the street

Type:

Vehicle access and hard standing

Existing materials and finishes:

The current vehicle access and hard standing is gravel

Proposed materials and finishes:

the new vehicle access and hardstanding will be gravel

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

Existing Ground Floor Plan
Existing Elevations and Sections
DWG 100A Proposed Ground Floor Plan
DWG 101A Proposed East and West Elevation
DWG 102A Proposed North and South Elevation
DWG 103A Proposed Front Garden and Rear Yard Elevations
Design and Access Statement Rev A,
Listed Building Heritage Statement Rev A,
Glaven Ecology Preliminary Roost Assessment

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

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

If Yes, please describe:

The current front hard standing will be reduced to provide a planted garden to the front of the original house. The hard standing in front of the north wing, rear yard entrance and garage will be retained allowing for three off street parking spaces

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

E-mail correspondence

Date (must be pre-application submission)

09/01/2024

Details of the pre-application advice received

An original listed building planning consent was received on the 23rd February 2021 - NNDC Ref: LA/20/1971.

This latest application is being made to renew the current consent with the addition of several alterations.

Chris Young advised on the 18/01/2024 that we needed to submit a fresh planning and listed building application for the proposed revisions as they are a materially different and are amendments to a listed building application.

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 (as amended)

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

First Name

Surname

Declaration Date

05/02/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Neil Porter

Date

06/02/2024