

Tunbridge Wells Borough Council
 Town Hall
 Royal Tunbridge Wells
 Kent TN1 1RS



planning comments@tunbridgewells.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

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

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

STEPHEN

Surname

THORNE

Company Name

M & J DESIGN SERVICES LTD

Address

Address line 1

34. Eversfield

Address line 2

Address line 3

Town/City

Southwater

County

West Sussex

Country

Postcode

RH13 9GF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed single storey rear extension, removal of one staircase, alterations to a second staircase, internal partition alterations, and fenestration alterations.

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).

Drg No - 2023/313/001
Drg No - 2023/313/002
Pre App - 23/03163/PAMEET

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:

Pitched - Natural slate and fittings Hand made pegged, plain tiles. Flat - Built up, multi layer, mineral felt

Proposed materials and finishes:

Pitched - Natural slate and fittings Hand made pegged, plain tiles. Rooflights - Conservation type with black out blinds. Flat - High performance, single ply membrane - dark grey.

Type:

External walls

Existing materials and finishes:

Front Elevation. Detailed red stock brickwork. sand: cement opening surrounds, corner quoins and details Side Elevation Detailed red stock brickwork. Rear Elevation Painted brickwork Colour washed sand: cement render Plain clay vertical tile hanging

Proposed materials and finishes:

Front Elevation. Detailed red stock brickwork. sand: cement opening surrounds, corner quoins and details Side Elevation Detailed red stock brickwork. Rear Elevation Painted brickwork Colour washed sand: cement render Plain clay vertical tile hanging

Type:

Windows

Existing materials and finishes:

Front Elevation Period white painted, softwood, georgian bar, sash with a Upvc fanlight, bay window. Rear Elevation White Upvc, casement/ fanlight

Proposed materials and finishes:

White painted, softwood casement and sash.

Type:

External doors

Existing materials and finishes:

Front Elevation Four panel, painted, softwood door within a painted timber recessed frame. Rear Elevation Half glazed painted softwood door and frame.

Proposed materials and finishes:

Front Elevation Four panel, painted, softwood door within a painted timber recessed frame. Rear Elevation Half glazed painted softwood door and frame.

Type:

Rainwater goods

Existing materials and finishes:

Black, half round Upvc guttering and circular down pipes.

Proposed materials and finishes:

Black, half round Upvc heritage, guttering and circular down pipes

Type:

Ceilings

Existing materials and finishes:

Plaster board and Thistle board finish.

Proposed materials and finishes:

Plaster board and Thistle board finish.

Type:

Internal walls

Existing materials and finishes:

Softwood studwork framing, with plasterboard and Thistle board finish.

Proposed materials and finishes:

Softwood studwork framing, with plasterboard and Thistle board finish.

Type:

Floors

Existing materials and finishes:

First floor, softwood plank boarding.

Proposed materials and finishes:

First floor, softwood plank boarding.

Type:

Internal doors

Existing materials and finishes:

Painted softwood, plank and three ledged within painted softwood lining. Simple thumb latch and receiver

Proposed materials and finishes:

T reuse existing removed, Painted softwood, plank and three ledged within painted softwood lining. Simple thumb latch and receiver

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

Drg Nos - 2023/313/001 - Existing
Drg Nos - 2023/313/001 - Proposed
Design & Access Statement and Heritage Impact Assessment.
Pre Application - 23/03163/PAMEET - Response

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

23/03163/PAMEET

Date (must be pre-application submission)

13/02/2024

Details of the pre-application advice received

Following a site meeting of 23rd January with Mr Taylor Planning Officer and Mr M Stephenson. Principal Conservation Officer Response received, generally positive all subject to full Householder Planning and Listed Building Applications Extensions ground floor alterations are acceptable.
Removal of staircase to Sitting Room acceptable.
Alterations of second staircase acceptable.
New first floor partitioning and layout alterations acceptable.
Replacement of bay window to front elevation acceptable

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

STEPHEN

Surname

THORNE

Declaration Date

15/02/2024

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

STEPHEN THORNE

Date

15/02/2024