

Development and Environment
 North Somerset Council
 Post Point 15
 Town Hall, Weston-super-Mare BS23 1UJ
 Website: www.n-somerset.gov.uk/applyforplanning



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="24"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Mendip Cottage"/>
Address Line 1	<input type="text" value="The Scaurs"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="North Somerset"/>
Town/city	<input type="text" value="Weston-super-mare"/>
Postcode	<input type="text" value="BS22 6QP"/>

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

Easting (x)	Northing (y)
<input type="text" value="335536"/>	<input type="text" value="162972"/>

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

BS22 9BG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed restoration and extension of existing derelict lean-to outbuilding, with the creation of a new external door and replace 1 no. window with a connecting door. 2 no. rooflights and glazed doors to extension. Proposed restoration and conversion of existing detached barn/outbuilding to form ancillary accommodation, including re-using 4 no. infilled window openings, installing 3 no. roof lights and widening of existing access door at the rear elevation.

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).

2402SCA24_PL_1001 - PROPOSED MAIN BARN CONVERSION PLANS and ELEVATIONS
2402SCA24_PL_1002 - PROPOSED SIDE BARN RESTORATION and EXTENSION
2402CA24_PL_DAS - ACCOMPANYING STATEMENTS

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:

Non-coursed, dressed, rubble stone / roughcast render / smooth render

Proposed materials and finishes:

Non-coursed, dressed, rubble stone / roughcast render / smooth render

Type:

Roof covering

Existing materials and finishes:

Slate / clay tile / exposed structure

Proposed materials and finishes:

Slate / clay tile

Type:

Windows

Existing materials and finishes:

Timber frame / Former window openings infilled with concrete blockwork.

Proposed materials and finishes:

Timber frame / conservation heritage style rooflight windows

Type:

Rainwater goods

Existing materials and finishes:

uPVC

Proposed materials and finishes:

uPVC

Type:

Floors

Existing materials and finishes:

Flagstones (main house) Concrete slab

Proposed materials and finishes:

Timber floating floor over existing retained slab.

Type:

Internal doors

Existing materials and finishes:

Solid timber ledge & braced

Proposed materials and finishes:

Solid timber ledge & braced

Type:

External doors

Existing materials and finishes:

Timber-framed, part glazed

Proposed materials and finishes:

Timber-framed, part glazed

Type:

Chimney

Existing materials and finishes:

Brick

Proposed materials and finishes:

Brick

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Rubble stone walling / timber fencing / concrete blockwork

Proposed materials and finishes:

Rubble stone walling / timber fencing

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

2402CA24_PL_DAS - ACCOMPANYING STATEMENTS
2402SCA24_PL_1002 - PROPOSED SIDE BARN RESTORATION and EXTENSION
2402SCA24_PL_1001 - PROPOSED MAIN BARN CONVERSION PLANS and ELEVATIONS
2402SCA24_PL_0001 - EXISTING PLANS
2402SCA24_PL_0002 - EXISTING ELEVATIONS
2402SCA24_PL_1020 - WINDOW DETAILS 01
2402SCA24_PL_1021 - WINDOW DETAILS 02
2402SCA24_PL_1023 - STAIR LAYOUT DRGS

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/P/1041/LBC and 23/P/1040/FUH

Date (must be pre-application submission)

19/05/2023

Details of the pre-application advice received

This application is a resubmission of a previous application for Householder Planning Permission and Listed Building Consents reference 23/P/1040/FUH and 23/P/1041/LBC in May 2023. The previous application was viewed favourably receiving support from Weston Town Council, Weston Civic Society, immediate and nearby neighbours who all welcomed the restoration of the derelict outbuilding and unused, partially boarded/blocked up barn. The appointed case officer acknowledged the positive aspects of the proposal and was minded to agree with the principles of development, but requested additional information for the implications on the property to be fully assessed and reviewed by the heritage officer at North Somerset Council. It was suggested that the application be withdrawn and resubmitted within a year to enable sufficient time to compile the additional information and make adjustments to the scheme following the case officer and heritage officers initial feedback and input. These adjustments and additional information have now been undertaken following return visits and discussions with the applicants and form the application package as submitted now (February 2024).

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

James

Surname

Brown

Declaration Date

11/02/2024

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

James Brown

Date

16/02/2024