



Application for Listed Building Consent for alterations, extension or demolition of a listed building 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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The application relates to the proposal to (if necessary) take down and rebuild the three octagonal chimney stacks on the High Street elevation of the Chaplin's II range located immediately to the west of the of the Great Tower.

Has the development or 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

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

8160.00	Cubic metres
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What is the volume of the part to be demolished?

2.70	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1509

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

To take down and rebuild the three octagonal chimney stacks to match the existing following access and survey.
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

A Quinquennial Survey undertaken in 2021 identified concerns regarding the condition of the three chimney stacks citing a large number of cementitious mortar repairs as well as open joints. The extent of repairs required cannot be ascertained until access is available. The chimney stacks specified within this Listed Building Application, will only be taken down and rebuilt on a like for like basis, if on inspection they are found to be in a sufficiently poor condition, to be incapable of repair or pose a health and safety risk.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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).

Heritage Statement

Photographic Schedule

6-1186-01-S : Existing High Street Elevation

6-1186-02-P : Proposed Elevation

6-1186-03-P : Chimney Elevation as Existing and Proposed

6-1186-BP-01 : Block Plan.

6-1186-LP-01 : Location Plan.

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:

Chimney

Existing materials and finishes:

Stone Chimney with Cementitious mortar repairs.

Proposed materials and finishes:

- Stones capable of reuse will be stored on the loading bay of the scaffold ready for reuse. - All replacement stones will be Clipsham and in all dimensions will match the existing. - The stacks will be rebuilt using a 3.5 hydraulic lime and soft sand 3:1. Where appropriate stainless steel dog cramps will be used. - Pointing will match the fixing lime mortar mix with the addition of stone dust. Mortar joints will be 3mm.

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

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Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the 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

First Name

Surname

Reference

n/a - In Person Conversation.

Date (must be pre-application submission)

28/11/2023

Details of the pre-application advice received

Freya Morris, Assistant College Surveyor at Magdalen College raised concerns about erecting scaffolding twice with the Conservation Officer who suggested that the way forward would be to;

- Submit a pre-emptive Listed Building Application for taking down and rebuilding the three octagonal stacks on a like for like basis, in case this work is deemed necessary once the stacks are accessed.
- If on inspection it is considered that the stacks need to be taken down and re-built (as per this Listed Building Application), a structural engineers report will be produced to justified this and the Conservation Officer will be invited to site to inspect the stacks
- If on inspection, the stacks are found to be structurally sound and necessary works can be limited to repairs, (not requiring LBC), then this work would be done and the Listed Building Consent to rebuild the stacks would not be enacted.

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

Certificates under 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

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for 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

Date