



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE

Telephone: 01353 665555

www.eastcamb.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

Matt

Surname

Lowther

Company Name

Workshop76 Ltd

## Address

Address line 1

15 Cage Hill

Address line 2

Swaffham Prior

Address line 3

Town/City

Cambridge

County

Country

Postcode

CB25 0JS

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Replacement windows and external doors, roof works, single storey rear extension and internal alterations, along with new ancillary building adjacent to existing stable block

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

**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

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

An existing window and external door will be removed.  
Much of the roof structure and part of first floor structure will be replaced.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To facilitate the construction of the proposed extension, an existing window will be removed, along with some existing poor quality cladding. Much of the roof structure of the dwelling is unsound, either through previous ill-conceived works or by fire, and will be replaced as part of the works. Existing beams that are structurally unsound will be replaced in accordance with advice from the structural engineer.

## 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).

A written schedule of works including photographs has been provided, along with relevant appendices including structural engineer's drawings and recommendations. The schedule of works should be read in conjunction with the below drawings:

355-105 Existing Site Plan  
355-115 Proposed Site Plan  
355-150 Existing Ground Floor Plan  
355-160 Existing First and Second Floor Plan  
355-170 Stable Block Plans  
355-200 Proposed Ground Floor Plan  
355-201 Proposed First Floor Plan  
355-202 Proposed Loft Plan  
355-210 Proposed Stable Block Floor Plan  
355-220 House Elevations  
355-225 Proposed Stable Block Elevations  
355-250 Driveway Gates  
Law & Lewis joinery drawings for new windows (LW-03-01 and LW-03-02)  
Timber staircase drawings (Q91644)

## 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:**

Vehicle access and hard standing

**Existing materials and finishes:**

Compacted earth and gravel.

**Proposed materials and finishes:**

Permeable block paving to new driveway entrance, with gravel beyond.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Generally hedging, with chain-link fencing in some areas largely concealed by overgrown foliage.

**Proposed materials and finishes:**

New red brick walls with post and rail fencing to new driveway entrance off Low Road.

**Type:**

Rainwater goods

**Existing materials and finishes:**

Mixture of uPVC and black painted cast iron.

**Proposed materials and finishes:**

Black painted Lindab Rainline steel gutters and downpipes.

**Type:**

Internal doors

**Existing materials and finishes:**

Mixed door types, predominantly timber panelled or flush doors, painted.

**Proposed materials and finishes:**

Oak veneered solid panelled doors with brass ironmongery.

**Type:**

Floors

**Existing materials and finishes:**

Mixture of predominantly ceramic brickwork or tiles to the ground floor, and suspended timber floor to the living room.

**Proposed materials and finishes:**

Brick slips over a new substructure and underfloor heating throughout the ground floor, with timber floor finish to living room.

**Type:**

Internal walls

**Existing materials and finishes:**

Generally concrete block/clinker block walls. These will need to be removed for the most part for structural reasons.

**Proposed materials and finishes:**

New partitions will be timber studwork lined with plasterboard.

**Type:**

Ceilings

**Existing materials and finishes:**

Generally plasterboard

**Proposed materials and finishes:**

Ceiling linings will need to be removed where required to facilitate structural and/or roof works. To be replaced with skimmed plasterboard ceilings.

**Type:**

Roof covering

**Existing materials and finishes:**

Mixture of slates and clay peg tiles.

**Proposed materials and finishes:**

New clay peg tiles installed over new roof structure throughout. Tiles to be "Lifestiles Oakhurst" (as seen on site by the Conservation Officer).  
Extension roof to be low-pitch standing seam zinc roof.

**Type:**

Windows

**Existing materials and finishes:**

Poor quality timber-framed single glazed white painted windows. Crittall-style metal framed windows in cast stone ovolo profile surround.  
Lead-light single glazed windows in cast stone ovolo profile surround.

**Proposed materials and finishes:**

New double-glazed painted (white) timber framed windows to replace degrading existing timber framed windows. Crittall-style windows to be replaced with black slim-framed aluminium windows in existing, repaired, cast stone surround. Lead-light windows to be retained and repaired.

**Type:**

External walls

**Existing materials and finishes:**

Clunch walls and a mixture of brickwork

**Proposed materials and finishes:**

Brickwork to the rear of the proposed extension to echo the brick quoins of the adjacent existing walls.

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

355-100 Site location plan (revision 0)  
355-105 Existing site plan (revision 0)  
355-115 Proposed site plan (revision 1)  
355-150 Existing ground floor plan (revision 1)  
355-160 Existing first and second floor plan (revision 1)  
355-170 Stable block plans (revision 0)  
355-200 Proposed ground floor plan (revision 0)  
355-201 Proposed first floor plan (revision 0)  
355-202 Proposed loft plan (revision 0)  
355-210 Proposed stable block floor plan (revision 1)  
355-220 House elevations (revision 0)  
355-225 Proposed stable block elevations (revision 1)  
355-250 Driveway gates (revision 0)  
Schedule of Works, including structural engineer sketches and notes  
Design, Access and Heritage Statement  
Arboricultural Impact Assessment (OAS 24-023-AR-01)  
Law & Lewis joinery drawings for new windows (LW-03-01 and LW-03-02)  
Timber staircase drawings (Q91644)



## 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Existing and proposed site plans, dwgs. 105 and 115.

Driveway gates dwg. 250.

## 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please refer to arboriculturalist's drawings.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Please refer to arboriculturalist's drawings.

## 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

Date (must be pre-application submission)

11/01/2024

Details of the pre-application advice received

Please note the above date is an estimate only. Mr Partrick has visited the property and met with the applicants twice to informally discuss the proposals and assess their impact. It is understood that the structural engineer was in attendance at one of these meetings.

## 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

First Name

Surname

Declaration Date

26/02/2024

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

Matt Lowther

Date

26/02/2024