

**PLANNING**

Dover District Council
White Cliffs Business Park,
Dover, Kent CT16 3PJ.

Tel: 01304 821199

www.dover.gov.uk/planning

Email: developmentcontrol@dover.gov.uk

Application for Planning Permission; 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

Field Cottage

Address Line 1

Vicarage Lane

Address Line 2

Address Line 3

Kent

Town/city

Nonington

Postcode

CT15 4LA

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

Easting (x)

625396

Northing (y)

152283

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

CT11 9HS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Erection of side extension to replace rear dormer window, internal reconfiguration to rear existing plan, extension and alterations to existing rear extension. General landscaping works. 2 Outbuildings to be demolished.

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?

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

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

Month

December

Year

1989

(Date must be pre-application submission)

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

<p>Parts of Field Cottage for demolition:</p> <p>Dormer window, wall beneath it and section of roof adjacent it to rear of main cottage, c1989. Internal walls, ceiling and masonry end elevation to rear extension, c1989.</p> <p>Building for demolition within curtilage of Listed Building:</p> <p>1no. timber framed outbuilding with pitched roof, c1989. 1no. timber framed garden shed, c2000.</p>
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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)?

Parts of Field Cottage for demolition:

To reinstate a more appropriate internal plan form, empathetic to the original listed building.

To extend the living space beyond that of the current non-original rear extension.

Building for demolition within curtilage of Listed Building:

Non-original outbuilding and garden shed are in poor state of repair and redundant.

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).

Please refer to the following submitted documents:

495-DA-1-001 PLANNING AND HERITAGE STATEMENT

495-A-PLN-100 EXISTING SITE PLANS AND SECTIONS

495-A-PLN-101 EXISTING PLANS AND ELEVATIONS

495-A-PLN-102 EXISTING SITE PERSPECTIVES

495-A-PLN-1-200 PROPOSED SITE PLANS AND SECTIONS

495-A-PLN-1-201 PROPOSED PLANS AND ELEVATIONS

495-A-PLN-1-202 PROPOSED SITE PERSPECTIVES

495-A-PLN-1-203 PROPOSED AND EXISTING INTERNAL VIEWS

Materials

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:

Clay plain tile cladding, red, alternating bands of shaped plain tiles Concrete plain tile cladding, dark red Facing brick, red, Flemish bond Kentish Rag stone block plinth Dressed stone and red brick oak framed gables Timber weatherboarding, horizontal, black

Proposed materials and finishes:

New red facing brickwork in Lime mortar and laid Flemish Bond to match existing Oak horizontal cladding, deep boards, blackened finish Oak shrouds to reveals, blackened finish Rake-out and re-point existing brickwork in lime mortar to match existing

Type:

Roof covering

Existing materials and finishes:

Clay plain tiles, angled ridges, red/brown Oak fascias and soffits Leadwork Generally

Proposed materials and finishes:

Rebuild non-original pitched roof and extend using exposed timber rafters to create vaulted ceiling, Clay plain tiles, angled ridges, red/brown to match existing Oak fascias and soffits, blackened finish Lead rolled flat roof Lead grey fibreglass parapet roof Renovate oak soffits & fascias, redecorate, and/or apply linseed oil as required Uplift and reinstate existing tiles, replacements to be like for like, Apply type-LR breathable felt, renew treated battens and fit 300m Thermafleecce at ceiling level Renew leadwork to LSA details, generally

Type:

Chimney

Existing materials and finishes:

Red brick square stack featuring canted base and upper section rotated 45 degrees. Clay pot, original.

Proposed materials and finishes:

Functional red brick chimney stack to match appearance of existing. Stainless flue liner as required for log burner.

Type:

Windows

Existing materials and finishes:

Oak mullioned leaded windows, single glazed, various configurations, decorative iron window stays.

Proposed materials and finishes:

Existing oak framed windows to be renovated insitu, to receive natural linseed oil finish, Replacement profiled oak sections to be scarfed in where decayed beyond repair. Aluminium composite framed casement windows, double glazed, PPC dark finish Conservation metal framed pitched rooflight, DG, black frame Aluminium frames flat rooflight, double glazed, PPC dark finish, concealed behind parapet

Type:

External doors

Existing materials and finishes:

Oak rib and stud door Timber framed French door, 15 panes per door Timber, part glazed door

Proposed materials and finishes:

Existing oak framed door to be renovated in-situ, to receive natural linseed oil finish, Restoration of existing ironmongery. Aluminium composite framed multi-fold doors, double glazed, PPC dark finish Aluminium composite framed casement door, double glazed, PPC dark finish

Type:

Ceilings

Existing materials and finishes:

Mixture of lime plastered ceilings and modern plaster boarded and skimmed ceilings - Orig. Cottage. Modern plaster boarded and skimmed ceilings - rear extensions.

Proposed materials and finishes:

Localised removal of non-original ceilings, reinstate lime plastered ceilings within - Orig. Cottage. Oak beam in-line with existing adjacent beam to form proposed ceiling - rear porch extension. Vaulted ceiling with exposed beams and steel collars, plastered ceiling panels between beams - rear extension.

Type:
Internal walls

Existing materials and finishes:
Exposed red brick inglenook fireplace - Orig. Cottage. Mixture of lime plastered walls and modern plaster boarded and skimmed walls - Orig. Cottage. Mixture of modern plaster boarded and skimmed walls - Rear extensions.

Proposed materials and finishes:
Localised removal of non-original wall linings to external walls, restore with lime plaster - Orig. Cottage Localised repairs like-for like of exposed brick inglenook fireplace. Timber studwork partition reinstated upon original lines and upto non-original timber beams of previously removed walls (c1989) to form new corridor and bathroom, returning to in-keeping plan form. Internal wall faces to proposed extension to be modern plaster finish.

Type:
Floors

Existing materials and finishes:
Timber floor boards, mixture of ages. Exposed brick inglenook hearth. Clay floor tile surface. Carpet surface over modern floor slab.

Proposed materials and finishes:
Timber floor boards, infill to match existing, sand and wax - Cottage. Traditional flagstones laid upon insulated ground bearing floor slab - Rear porch extension. Tiling / Eng Oak on insulated ground bearing floor slab - Rear extension.

Type:
Internal doors

Existing materials and finishes:
Timber panelled, various styles.

Proposed materials and finishes:
Timber panelled.

Type:
Rainwater goods

Existing materials and finishes:
Cast-Iron period gutters & downpipes Cast-Iron period soil stacks, vent pipe

Proposed materials and finishes:
Minor repairs to heritage cast-iron rainwater goods, black finish New heritage cast-aluminium rainwater goods, black finish New heritage cast-aluminium foulwater goods, black finish

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Timber picket fence, painted Timber close boarded fence panels, approx 2.0m AGL Timber post and metal wire fencing

Proposed materials and finishes:
Timber picket fencing 1.2m AGL, natural finish

Type:
Vehicle access and hard standing

Existing materials and finishes:
Red facing brick pathways Unmade ground, partly gravelled Gravelled surfaces Lawn and general plantings

Proposed materials and finishes:
Repair and reinstatement of red facing brick pathways to match existing Stonegravel surface within stabilisation grid Natural stone, fully bound paving

Type:

Lighting

Existing materials and finishes:

Exterior lanterns.

Proposed materials and finishes:

IP65 rated LED architectural accent wall washers.

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

Please refer to the following submitted documents:

495-DA-1-001 PLANNING AND HERITAGE STATEMENT

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Site Area

What is the measurement of the site area? (numeric characters only).

0.09

Unit

Hectares

Existing Use

Please describe the current use of the site

Private Residential.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

3

Total proposed (including spaces retained):

3

Difference in spaces:

0

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
- No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
- No

Will the proposal increase the flood risk elsewhere?

- Yes
- No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
- No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
- No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes
 No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Development subject to the de minimis exemption (development below the threshold)

Reason for selecting exemption:

To the best of our knowledge, the development does not impact a priority habitat.

Note: Please read the help text for further information on the exemptions available and when they apply

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

As existing.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

If Yes, please provide details:

As existing.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- 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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE/22/00098

24/10/2022

Details of the pre-application advice received

Proposal: Rear extension, ancillary accommodation in the form of a granny annexe, a detached garage and alterations.
Advice: Agent will make available upon request.

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

Pier-Luigi

Surname

del Renzio

Declaration Date

20/02/2024

Declaration made

Declaration

I/We hereby apply for Full 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

Ivan del Renzio

Date

20/02/2024