



Somerset Planning – East Team

Cannards Grave Road, Shepton Mallet, BA4 5BT

Web: www.somerset.gov.uk

Email: Planningeast@somerset.gov.uk

Tel: 0300 123 2224

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

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

BA16 9PN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed rear extension and internal 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

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?

807.10	Cubic metres
--------	--------------

What is the volume of the part to be demolished?

95.20	Cubic metres
-------	--------------

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

Month

January

Year

1936

(Date must be pre-application submission)

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

lean-to extension verandah replacement constructed approx 1936 and substantially refurbished in 1970s

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

The current extension has little historic value and is a poorly laid out and inadequate space for a kitchen, wc and shower to be located as it acts as the primary circulation space for the main house

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).

265 - Planning statement.pdf

265 01A Extg Plans

265 02A Extg Elevations

265 03B Proposed Plans

265 04B - Proposed Elevations

265 05 Proposed and existing sections

265 06 Roof site and location plans

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:

Clay Pantiles Clay Double Roman Tiles Clay Triple Roman Tiles Polycarbonate sheet

Proposed materials and finishes:

Clay Pantiles Clay Double Roman Tiles Clay Triple Roman Tiles Glazed panels

Type:

External walls

Existing materials and finishes:

Limewashed Local stone Limewashed Local brick Limewashed rough cast render Limewashed cement render Mixed concrete and stone copings

Proposed materials and finishes:

Limewashed Local stone Limewashed Local brick Limewashed rough cast render Limewashed cement render Mixed concrete and stone copings unpainted brick Hamstone copings and surrounds blue lias stone

Type:

Chimney

Existing materials and finishes:

unpainted brick

Proposed materials and finishes:

unpainted brick

Type:

Windows

Existing materials and finishes:

Stone mullion with leaded lights softwood timber with crittal style leaded lights Timber casements

Proposed materials and finishes:

Stone mullion with leaded lights hardwood timber with crittal style leaded lights

Type:

External doors

Existing materials and finishes:

Softwood painted glazed doors upvc half glazed doors

Proposed materials and finishes:

Oak panel doors Anthracite grey aluminium bifold doors

Type:

Ceilings

Existing materials and finishes:

Painted Plasterboard and skim

Proposed materials and finishes:

Painted Plasterboard and skim

Type:

Internal walls

Existing materials and finishes:

Concrete block and brick

Proposed materials and finishes:

Concrete block and brick studwork, plasterboard and skim

Type:

Floors

Existing materials and finishes:

cement screed timber floorboards

Proposed materials and finishes:

cement screed timber floorboards natural tumbled bracken stone floor

Type:

Internal doors

Existing materials and finishes:

Timber ledged and braced doors softwood glazed timber panel doors

Proposed materials and finishes:

Timber ledged and braced doors hardwood frenchdoors

Type:

Rainwater goods

Existing materials and finishes:

black uPVC deepflow gutters

Proposed materials and finishes:

Black alumasc heritage aluminium rainwater goods

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

265 - Planning statement.pdf
265 01A Extg Plans
265 02A Extg Elevations
265 03B Proposed Plans
265 04B - Proposed Elevations

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

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

2022/1809/L3PA

Date (must be pre-application submission)

17/03/2023

Details of the pre-application advice received

Internal alterations to listed building – Some reconfiguration is proposed of the first floor of the listed building. This would largely remove the corridor and create a more open-plan layout. It is noted that the existing first floor corridor is a modern addition. However, we would need this to be sufficiently evidenced and justified. There is concern at this stage that the works would result in harm to the historic plan form of the building without a better understanding of how the building was historically laid out and used.

Removal of existing rear extensions – It is proposed to remove existing single-storey extensions, including a conservatory, at the rear of the listed building to facilitate a new single-storey kitchen and dining extension. Having reviewed historic maps from the 1880s to 1930s it is evident that there was a building/range adjoining the rear of the building of roughly the same footprint as the existing extension. You will need to provide

an assessment of significance and evidence that the existing extensions are entirely modern, as currently reported, to ensure that nothing of historic interest is proposed for removal. Should you be able to demonstrate sufficiently that the existing ranges are entirely of modern construction, and that they do not contribute to the significance of the listed building, then I can see no reason why the proposed removal of these elements would be objected to.

Kitchen and Dining Extension – It is proposed to erect a single-storey pitched roof extension to the rear of the building, replacing the existing single-storey additions, in order to facilitate an open-plan kitchen and dining room. The footprint of the extension is larger than the existing. It is recommended that the proposed extension be set back from the rear and side elevations of the listed building slightly more than it is currently in order to be sufficiently subservient and to preserve some legibility of the footprint of the historic parts of the building. This is particularly important on the south-east side where it is proposed to include a chimney stack. Unfortunately, the style of the proposed extension is not considered to be appropriate in this context and it is unlikely to be supported for this reason. The Gothic style windows and other detailing and incongruous with the age/style/type of building, particularly to a modern extension. It is recommended that the dormers be removed and a more contemporary approach to the style be considered. As the internal space of the extension would create a room that is far larger than any other within the listed building, in order that it not compete these spaces, it is recommended that the structure be as 'lightweight' as possible. In order to make a full assessment of this element we will need to have a full schedule of materials and finishes and will need to condition details such as joinery and sample materials, for example, if this is not provided during the course of the application.

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

Andrew

Surname

Gowland

Declaration Date

29/02/2024

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

Andrew Gowland

Date

01/03/2024