



## Regulatory Service – Development Management

**Correspondence address** Cornwall Council - Planning, New County Hall, Treyew Road, Truro, TR1 3AY  
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### 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

## Description of Proposed Works

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

- Removing and relaying the existing roof covering, replacing broken and missing slates with like for like, reuse existing hip and ridge tiles replacing with like for like where missing, bed and mechanically fix slates.
- Replace missing chimney pots with cowls.
- Replace existing white UPVC gutter and down pipes with black UPVC cast iron effect gutters and down pipes.
- Replace 2 existing cast iron pavement lights with similar cast iron pavement lights.
- Fit new gas boiler to replace existing and relocate to ground floor hall cupboard.
- Rewire entire dwelling.
- Reconfigure first floor layout to include en-suite bathroom relocating and replacing all existing sanitary ware.
- Remove contemporary partition between kitchen and living room on the ground floor.
- Reconfigure basement level replacing kitchen and sanitary ware.
- Repair existing joinery where possible.
- Lower the level of the rear terrace to 150mm below the finished floor level of the basement
- Increase the depth of the rear base window and door to the finished basement floor level.
- Replace window to rear of third bedroom (formerly the bathroom) with similar UPVC window and replace two small windows on the north west elevation.

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

## 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).

The front elevation facing The Warren will remain unchanged with the exception of repairs to joinery, replacement of guttering /down pipe and replacement of pavement lights. The replacement of the white UPVC down pipes and guttering with black cast iron effect gutters and down pipe will enhance the appearance of the front elevation along with the painting and repairs to the joinery.

The rear elevation will be improved with the reduction in height of the rear extension which is believed to have been added in 1971 (under Ref no;W1/71/P/33498), reducing its visual impact. The area remaining will become an external store and the replacement of the lower ground floor UPVC window/door with a similar product more in keeping with the aesthetic of the building will further improve rear elevation.

Internally the first-floor changes will remove some of the partitions that were erected c1970's all original joinery will be retained where ever possible. The changes will balance the bedroom sizes closer to the original layout.

On the Ground floor the contemporary partition between the kitchen and the living area and a further partition near the stairwell (that was erected c1970's) will be removed. All original joinery will be retained where ever possible. The original staircase will become a feature of the ground floor once again.

Lower ground floor all modern partitions will be reconfigured to provide similar facilities with an improved layout.

The roof which was recovered in 2000 with Spanish slate under approval Ref. No: W1/02/P/1066 is now in very poor condition with many slipped slates and wind damage to the rear elevation threatens the assets with the potential of water ingress. The relatively short life span of the roof is due to poor detailing and workmanship. The proposal is to re- lay the existing slate replacing where necessary, bedding and mechanically fixing ridge and hip tiles to resist future wind damage. Replacing missing chimney pots with cowls will further enhance the appearance of the roof.

## 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:**

Spanish slate, clay hip and ridge tiles

**Proposed materials and finishes:**

re using where possible and replace with same where broken or missing

**Type:**

Rainwater goods

**Existing materials and finishes:**

White plastic

**Proposed materials and finishes:**

Black plastic with cast iron effect

**Type:**

External doors

**Existing materials and finishes:**

Door/ window to rear terrace white UPVC

**Proposed materials and finishes:**

Door/ window to rear terrace Blue UPVC

**Type:**

Chimney

**Existing materials and finishes:**

missing pots one clay pot

**Proposed materials and finishes:**

Replace all three with red clay post and clay cowls

**Type:**

Windows

**Existing materials and finishes:**

Bedroom 3 / former bathroom rear white UPVC window

**Proposed materials and finishes:**

Bedroom 3 white UPVC window

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

Floor plan, Elevation drawing and Design and access statement.

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

If Yes, please provide details

We have discussed with our neighbour opposite the details of our proposal and they are happy with the modest proposal in this application. They are keen for use to proceed as they understand the urgency in getting the roof repaired. We will discuss the work with our remaining neighbours when they are in residency many of the property in the area are currently holiday lets.

## 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

## 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

If No, can you give appropriate notice to all the other owners?

- Yes  
 No

## Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner

<b>Name of Owner:</b> ***** REDACTED *****
<b>House name:</b> Men an Mor
<b>Number:</b> 25
<b>Suffix:</b>
<b>Address line 1:</b> The Warren
<b>Address Line 2:</b>
<b>Town/City:</b> St Ives
<b>Postcode:</b> TR26 2EA
<b>Date notice served (DD/MM/YYYY):</b> 05/02/2024
<b>Person Family Name:</b>

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

ALAN DILLY

Date

04/02/2024

Amendments Summary

I have completed section B as requested in correspondence Ref PA24/00733