



**WATFORD
BOROUGH
COUNCIL**

Place Shaping and Corporate Performance - Development Control

Town Hall, Watford, WD17 3EX
Email: developmentcontrol@watford.gov.uk
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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

Mr

First name

Jason

Surname

Baumal

Company Name

N/A

Address

Address line 1

67 Gade Avenue

Address line 2

Address line 3

Town/City

Watford

County

Hertfordshire

Country

United Kingdom

Postcode

WD18 7JX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

Covering of the southerly kitchen door-

The door is still present and the internal wall finish could be removed in future to make this alteration reversible.

Covering of the chimney breast, hearth area and two arched brick niches in the kitchen

The historic elements are still present behind the new finishes with this alteration being reversible.

With the kitchen space comprising of five doors and four windows designing a safe way to incorporate a functioning kitchen that was also suited for modern living was not possible. The lack of space available surrounding the chimney further restricted options if the arches and hearth were to remain exposed.

The original kitchen layout was very disconnected and non-functioning. The hearth was blocked off as storage behind a shutter door and housed a washing machine. One arch was blocked off at the bottom half to allow for a kitchen storage and also obscured by two units unit. The second arch was used as a space to store a small fridge (see image 1 & Image 2).

The new proposal will cover one arch with board. The hearth will be utilised to house an oven and the second arch will be obscured by tall kitchen units.

All these alterations are reversible, the original features remain in-place and un-altered.

Has the development or work already been started without consent?

Yes

No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the development or work already been completed without consent?

Yes

No

If Yes, please state when the development or work was completed (date must be pre-application submission)

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).

See Proposed Floor 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:

Internal walls

Existing materials and finishes:

Tile Wall paper

Proposed materials and finishes:

Timber Plaster board Paint

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

To be added

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

Date (must be pre-application submission)

01/02/2024

Details of the pre-application advice received

Advice had been sought from Simon Went before any works commenced c.2016.

Although the property appears strikingly different inside when compared to 2016, it appears that no historically significant elements were removed.

The wall and ceiling finishes taken out at the time likely dated to between the 1950s and 1970s; the lime plaster that would have been present on the walls originally had been replaced by a mixture of wood-effect and plaster boards. Likewise, the kitchen's original lath and plaster ceiling had been removed and replaced with similar products. The subdivision of the kitchen area had also been altered historically, likely due to the property being converted into a single dwelling from a pair.

There are two issues that I believe technically require Listed Building Consent:

Covering of the southerly kitchen door

The door appears to be a later addition to the property, as it is not shown on the 1837 floor plan shown in "The history and description, with graphic illustrations, of Cassiobury Park, Hertfordshire : the seat of the Earl of Essex" by John Britton (see attached). However, it may date to the period when the property was still divided into two, as there is a matching door on the same wall at the opposite end of the kitchen. As such, it provides evidence of the historic use of the building, and the blocking of the door with an internal wall finish obstructs its use. As the door is still present and the internal wall finish could be removed in the future if required, retrospective LBC would likely be granted for this intervention.

Covering of the chimney breast, hearth area and two arched brick niches in the kitchen

Despite the historic alterations made to kitchen area, which had originally contained a central oven and copper that were shared between the two homes the property contained, the niches were an early feature. The newly fitted kitchen obscures the arched niches and the hearth space between them, making it difficult to discern the historic layout of the area. This affects the ability to understand the original functioning of the property and, as such, does require Listed Building Consent. As the historic elements are still present behind the modern finishes, retrospective consent would likely be granted.

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

Jason Baupal

Date

07/03/2024