

## Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### Local Planning Authority details:

### Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

#### 1. Applicant Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

#### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Description of Proposed Work

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

There are two key elements to the application:

a. Planning approval for the driveway gate piers and gate – These have been completed approx. 18-months ago not realising the replacement gates would be subject to planning consent given the distance from the house and dilapidated/unusable condition of the gates on purchasing the property. Other urgent works were completed at this time during the 'at risk' nature of key elements that included the removal of the large Velux window to the front/south facing elevation and all dilapidated/dangerous chimney pots (as seen by members of SDC) during urgent roof repairs.

b. Planning approval for minor internal alterations - These alterations have been completed in part only, following the collapse of an internal tiled/plastered bathroom wall in bedroom one (as communicated to Stroud District Council 20th December). We have maintained a photographic record of all works to demonstrate the severity of the issue and quality of work undertaken.

Has the work already started without consent?  Yes  No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?  Yes  No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

As per Description of Proposed Works - The gate pillar/gate has been completed approx. 18-months ago.

The two, first floor new doorways, stud walling, removal of 'existing' dilapidated bathroom together with en-Suite 1/3 have been completed but we have not progressed en-suite 2 pending planning and Listed Building Control approval or the external stone work repairs following the removal of a blocked UPVC soil pipe.

All works have been completed to the highest standard and well documented given the urgent nature or repairs. Said repairs are in keeping with original construction methods of The Lodge House.

### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?  Yes  No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
A current Planning Application for the above approval(s)	S.24/0280 PP-12803166
Version number 2	PP-12803166

### 6. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Rebecca Russell

Reference:

Ref:2021/0276/PREIMT and Ref:2022/0739/PREIMT

Date (DD/MM/YYYY): 25.05.01 / 30.12.22  
(must be pre-application submission)

Details of pre-application advice received?

Each pre-application focused on the replacement of an existing lean-to and garage with no material refence or rejection to the gates (noted as 'likely to be supported') and internal alterations given the removable nature of the stud walling and a noted need to form appropriate bathroom facilities with such minor alterations (already part completed on purchasing The Lodge House). During the process we have removed two Velux windows initially included in Bed 1 en-suite and had already removed a large dilapidated Velux window (north elevation) and chimney pots, restoring the original chimneys in the process.

### 7. 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 attended a Nympsfield Parish Council meeting and other village committee meetings to include the Village Hall Committee and Nympsfield Playing Field Committee and openly discussed works stated within our application.

There has, and continues to be overwhelming support for the restoration and preservation work we have undertaken during the past 2.5 years. You will note not objections from any resident of Nympsfield or surrounding villages in the former applications that included the lean-to and garage replacement(s)...

### 8. Authority Employee / 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 following statements apply to you and/or agent?  Yes  No With respect to the authority, I am:  
(a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

Empty box for providing details of authority employee/member.

## 9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	North elevation had a grey/blocked UPVC soil pipe that has been recently removed and holes temporarily filled.	Pending planning, local stonemasons to make the appropriate in-keeping repairs to the stone work (ashlar).	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chimney	Dilapidated/dangerous clay chimney pots have been removed.	All chimney's have been restored to the original specification as see and verbally approved by members of SDC.	<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
External doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls	The existing en-suite in bedroom 1 was of a non-lined stud-wall/plaster board construction with no extraction.	The internal alterations will remain stud-wall, tanked/lined and plaster boarded or tiled in white marble with extraction.	<input type="checkbox"/>	<input type="checkbox"/>
Floors	Bedroom 1 en-suite is a cork lined and Lino floor with rotted soft wood/pine floor boards.	Floor board to be replaced and en-suite floors to be lined with decoupling matting and white marble.	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors	The existing en-suite in bedroom 1 has a modern two panel MDF painted door.	We found 3 original 4-pane pine doors on site (in loft) and intent to restore/refit to Bedroom 1 and en-suites 2 and 3.	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	Existing blocked UPVC downpipes to be removed and stonework made good/restored to original specification.	Downpipes to be restored and replacement soil pipe matching in black (cast effect fixtures/fitings).	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?  Yes  No

If Yes, please state plan(s)/drawing(s) references:

Please refer to the Planning Application stated above. Additional drawings or photographs can be provided and a site visit welcomed.

## 10. Demolition

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:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

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

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

## 12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I  Ecclesiastical Grade I

Grade II\*  Ecclesiastical Grade II\*

Grade II  Ecclesiastical Grade II

Don't know

## 11. Listed Building Alterations

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, do the proposed works include: (you must answer each of the questions)

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, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

As per the Planning Application, the removal of the existing stud-wall (non-original) en-suite has been completed following a recent collapse into the bathroom itself and urgent need to proceed with an alternative means of bathroom facilities given the extent of issues discovered once the damaged area was cleared (i.e. ceiling, walls, floor, drainage and damp/mold).

The formation of one new doorway and archway have been created to enable bedroom 3 en-suite to be completed also, enabling facilities during the Christmas break for my two daughters.

The new dividing walls remain in stud and plasterboard and the two new lintels creating the doorway/archway are concrete beams.

## 13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes  No  Don't know

If Yes, please provide the result of the application:

# 14. Ownership Certificates

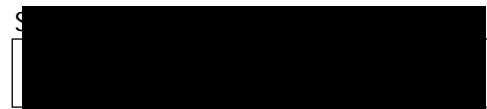
One Certificate A, B, C, or D, must be completed with this application form

## CERTIFICATE OF OWNERSHIP - CERTIFICATE A

### Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

	Or signed - Agent:	Date DD/MM/YYYY): 24/02/2024
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## CERTIFICATE OF OWNERSHIP - CERTIFICATE B

### Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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\* of any part of the land or building to which this application relates.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):

## CERTIFICATE OF OWNERSHIP - CERTIFICATE C

### Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners\* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

The steps taken were:

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Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

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On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):

## 14. Ownership Certificates (continued)

### CERTIFICATE OF OWNERSHIP - CERTIFICATE D

#### Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner\* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

## 15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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 (LPA) has been submitted.

The original and 3 copies\* of a completed and dated application form:

The original and 3 copies\* of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies\* of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

The original and 3 copies\* of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies\* of a design and access statement, if required (see help text and guidance notes for details):

\*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

## 16. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Signed - Applicant:

Or signed - Agent:

N/A

Date (DD/MM/YYYY):

24/02/2024

(date cannot be pre-application)

## 17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

+44

Country code: Fax number (optional):

Email address (optional):

## 18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

### 19. 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? *(Please select only one)*  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:  Telephone number:

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