



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

07904168733

Secondary number

Fax number

Email address

anaarchitecturedesign@gmail.com

Agent Details

Name/Company

Title

Mr

First name

Alan

Surname

Miller

Company Name

ANA Architecture and Design

Address

Address line 1

5 The Malthouses

Address line 2

Canterbury Road

Address line 3

Town/City

East Brabourne

County

Country

United Kingdom

Postcode

TN25 5LL

Contact Details

Primary number

07904168733

Secondary number

Fax number

Email address

anaarchitecturedesign@gmail.com

Description of Proposed Works

Please describe the proposed works

This application refers to a resubmission of a scheme amended to achieve Listed Consent. Planning Approval was given for the scheme (Ref: 23/05378/FULL), however Listed Consent was refused (ref: 23/05379/LBC).

This proposal refers to the amalgamation of the existing three apartments within the property into two new apartments, with the Lower ground/Ground Apartment remaining as existing with minor amendments. Upper floor apartment amendments to address Listed concerns.

The first floor existing apartment will combine with upper floors to create a new triplex apartment (Class C3). The exterior remains much the same as previous Planning approval with only the reduction from a two storey glazed enclosure to a single storey glazed enclosure an amendment undertaken to retain the existing ground floor sash window at rear.

Has the work already been started without consent?

Yes

No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

NGL543343

Title Number:

NGL520840

Title Number:

NGL458236

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

9859-2821-6194-9698-0345

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

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What is the Gross Internal Area to be added to the development?

7.02

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

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When are the building works expected to commence?

08/2023



When are the building works expected to be complete?

12/2024



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

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?

782.40

Cubic metres

What is the volume of the part to be demolished?

26.00

Cubic metres

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

Month

June

Year

1990

(Date must be pre-application submission)

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

The existing/original building to remain as existing with original features protected during the works. The reconfiguration of the first floor apartment, removal of lower ceilings and reintroduce features where possible (except for Bathroom which will have a lower ceiling to protect existing features. Original partitions and openings to remain in place.

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

The rear lower ground floor sun house/conservatory installed back in the early 1990's has surpassed its life span. We are looking to replace the rear sun room with a new glazed enclosure within the build line of the existing closet wing. Given the previous Pre-Application advice, the glazed enclosure has been set back to promote a secondary appearance. This scheme has omitted the mezzanine floor to the glazed enclosure, lowering the roof so the rear sash window will be retained.

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).

Design Access/Photographic survey and Historical Statement.

Internal fixtures Schedule

Condition Survey report and supporting photographs

AD(2)01 to 04 Buildings work GA drawings

AL(-)01 to 04 Existing GA drawings

AL(1)01 to 05 Proposed GA drawings

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:

Windows

Existing materials and finishes:

Painted casement windows with single pane to closet wing

Proposed materials and finishes:

Replace existing casement window on rear elevation with new painted timber sash window to match existing.

Type:

Internal walls

Existing materials and finishes:

Existing timber frame partitions with Plasterboard and plaster finish.

Proposed materials and finishes:

Replace previously installed timber frame partitions with new timber frame partitions to suit new layout, infill frame with rockwool mineral fibre insulation and double line with plasterboard and plaster finish.

Type:

Ceilings

Existing materials and finishes:

In places Plasterboard MF lower ceiling forming ceiling void.

Proposed materials and finishes:

New lower MF plasterboard ceiling to suit new layout and protect existing features above and in voids.

Type:

Internal doors

Existing materials and finishes:

Painted timber panel doors

Proposed materials and finishes:

Replace with new painted timber paneled doors to match existing style.

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

Cover letter
Previous cover letter for information
Previous LBC and Planning approvals for information
Design Access/Photographic survey and Historical Statement.
Internal fixtures Schedule
Investigative survey report
Condition Survey report and supporting photographs
EPC codes

AD(2)01rev2, 02rev1, 03 and 04 Buildings work GA drawings

AL(-)01 to 04 Existing GA drawings

AL(1)01rev1, 02rev1 03rev1, 04 and 05

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

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

- 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

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

Mr

First Name

Alistair

Surname

Taylor

Reference

P17/01/01399

Date (must be pre-application submission)

03/01/2018

Details of the pre-application advice received

Please refer to detailed response within officer's letter dated 3rd January 2018.

Comments raised in the refusal have been addressed with the scheme scaled back with less intrusive work proposed and rear sash to be retained.

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

Mrs

First Name

Helen

Surname

Boy

Declaration Date

08/03/2024

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

Alan Miller

Date

08/03/2024