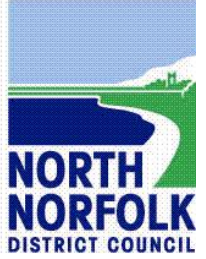


Planning Section

North Norfolk District Council
 Holt Road, Cromer, Norfolk NR27 9EN
 Telephone: 01263 516150 / 516151 / 516143
 email: planning@north-norfolk.gov.uk



Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning 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	<input type="text" value="1"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="The Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Norfolk"/>
Town/city	<input type="text" value="Sharrington"/>
Postcode	<input type="text" value="NR24 2AB"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="603504"/>	<input type="text" value="336932"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Edmund

Surname

Kendall

Company Name

Address

Address line 1

Mardle End

Address line 2

1 The Street

Address line 3

Sharrington

Town/City

County

Country

United Kingdom

Postcode

NR24 2AB

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 proposed works

Project Overview

This project proposes the conversion and expansion of an existing unliveable structure attached to Mardle End, 1 The Street, Sharrington, into a liveable structure containing 2 rooms for family living purposes.

Our aim is to transform these underutilised rooms into functional spaces, significantly enhancing their utility and energy efficiency while preserving the architectural character that contributes to the local heritage.

Current Condition and Challenges

The current structure comprises of a disused garage and a studio on the north east face of the house. While the garage is obviously unliveable, the features on it have also fallen into disrepair. The studio has living issues including damp, structural instability, and a complete lack of insulation. The studio is accessed from the main house presenting an urgency for work to be done. (images in presentation show current state, slides 5-9)

Proposed Conversion Works

- 1) Expand the existing structure east by 265cm to square off with the conservatory (see slide 10). This would square the structure (line up) with the conservatory.
- 2) Rebuild the outer walls on deeper/stronger foundations to include more modern and sustainable building techniques and materials (see sketch on slide 15).
- 3) Rebuild the roof to keep the same angle from the house, however, to introduce a 'hip' on the North and East end. Exposing more of the original flint wall, giving a softer look to the front of the house removing sharp roof edges. The roof will include updated insulation meeting local environmental standards..
- 4) Bring the design in harmony with the rest of the house. The entire house has a traditional Norfolk flint finish, and we would like to incorporate this design to this structure which is currently only red brick and tile (see slides 12-14).
- 5) Create 2 new doors. One going into the utility room from the north facing wall, and the second connecting the kitchen to the garden.

Environmental Considerations

This project seeks to incorporate modern and sustainable building materials. More broadly, we are working outside planting native trees, kitchen garden and many flowers and bulbs. The conversion will enhance our efforts in achieving this by better connecting our family to the garden.

Community & Heritage Impact

We are committed to a sympathetic conversion which respects the areas local heritage. We are working to keep in line with the local character by incorporating traditional local materials in our design.

The conversion can be seen from the street on one side. The changes made provide a better view to passers by with more local materials & biodiversity, and less outdated appliances (i.e. broken garage door).

Expected Outcomes and Benefits

Upon completion, this project will revive previously unliveable structures to the main house and incorporate a way of living to allow our family to enjoy the property in its entirety.

Has the work already been started without consent?

Yes

No

Explanation for Proposed Demolition Work

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

We do not plan to demolish any whole structure. We would like to rebuild an outer wall, install windows and a door.

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Red brick

Proposed materials and finishes:
We wish to add flint to the external walls to match the rest of the house. We wish to install double glazing (UPVC) windows to match the rest of the house

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

I have attached a pdf document which details the current state of the house and our design plans we wish to carry out. I have specifically referenced the reader to slides in my 'description of works' answer. Otherwise the presentation should be relatively straight forward to follow.

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

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies 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)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

Edmund

Surname

Kendall

Declaration Date

21/03/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Edmund Kendall

Date

21/03/2024