



Town Hall, Parade,  
Royal Leamington Spa  
CV32 4AT

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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

Ben

Surname

Thompson

Company Name

### Address

Address line 1

The Gables

Address line 2

Gerrard Street

Address line 3

Town/City

Warwick

County

Country

United Kingdom

Postcode

CV34 4HD

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)

Restoration/ repair work to the internal back rooms.

W/C. The walls of the toilet have been previously plastered with Gypsum plaster. The main wall is an external wall of brick construction. This wall in particular is always very cold and we suspect the plaster is holding in moisture, causing a subsequent cold spot. There are various damp issues in this room, we strongly suspect are due to incorrect modern materials being used. We propose to remove the Gypsum plaster and replace with an insulating lime plaster.

Back room(s), walls.

The walls are finished with a mix of some early lime plaster and modern cement render/ gypsum plaster. Much is in poor repair and most has blown. There are various large cracks across some walls, although we are confident this is only plaster deep. We propose to repair the lime plaster where possible with like for like materials. Under advisement from a Heritage plaster lime specialist, we propose to remove the blown plaster and inappropriate modern materials. Our intention is to save as much of the historic fabric as possible and only repair/ replace where absolutely necessary. The walls behind the plaster are solid brick/ stone construction.

Back room - Floor.

The floor in this room is covered with 9 inch square red quarry type tiles, laid directly onto the soil below. Unfortunately, due to a long term rat infestation (now dealt with!) much of the floor has sunk and is very uneven. A previous owner had attempted to level the floor with a self levelling screed, which we have now removed revealing the tiles below. We would like to carefully lift the floor, dig out the subfloor and replace with an insulated lime crete floor. We would then re-lay the tiles back on top at the same level as the original existing floor.

Front wall below window, external.

The front wall of the shop, below the window facing on to Smith Street is stone construction. This had previously been cement rendered. The render was trapping in moisture and causing damp issues internally. We removed the cement render last year, and under the advice of our stone mason, left the wall to dry out. It has now been 9 months and the wall has not dried. The main issue appears to be the high amount of water constantly thrown at the wall by passing cars. I have discussed with the stone mason what the best remedy would be to protect the stone work and integrity of the wall. He has suggested we repair the stonework and repoint with lime initially. Then cover the stonework with a hard lime render and finally finish with a lime wash or shelter coat to protect it and prevent any further deterioration.

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

## 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

## 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:**

Mixture of Lime plaster, cement render and Gypsum plaster.

**Proposed materials and finishes:**

Insulating Lime plaster. Lime plaster. Our specialist heritage plastered has advised they will slake traditional lime using local aggregates to ensure that the mix is as it would have been when it was first done. We can use goat, horse hair or synthetic fibre depending on the local CO preference. Samples will be made available on request.

**Type:**

Floors

**Existing materials and finishes:**

Red quarry type tiles, laid directly on to earth.

**Proposed materials and finishes:**

The original tiles will be carefully lifted. The sub floor will be dug down to facilitate the laying of an insulated Lime crete floor. The original tiles laid on top of the limecrete to the level of the existing original floor height. The limecrete floor system details are here.

<https://www.lime.org.uk/community/faqs/sublimer-insulated-limecrete-floor-faqs.html>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

## 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

Internal works, 16 Smith Street warwick

Date (must be pre-application submission)

02/04/2024

Details of the pre-application advice received

The advice was requested via email, not a formal pre-application. Mr Dawson replied the following,

Hi Ben,

Given the nature and scope of the works proposed this would require listed building consent, however I do not envisage an issue in granting this as the works would clearly benefit the listed building.

Kind regards,

\_\_\_\_\_  
Robert Dawson BA (Hons), MA, IHBC

Principal Conservation Officer

## 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

Mr

First Name

Ben

Surname

Thompson

Declaration Date

10/04/2024

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

Ben Thompson

Date

10/04/2024

