



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

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

IP17 1SP

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Repair and alterations to residential outbuildings ancillary to Ubbeston Hall including: Landscaping works, demolition of Well House and Open Barn and replacement with new Pump House and Greenhouse and Machinery Store. Repair and alteration to the Main Barn. Rebuilt NE Range

Has the work already been started 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

## 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

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

Buildings proposed for total demolition within the curtilage of a listed building - Well House and Open Barn

Buildings where part of the building is proposed for demolition with the curtilage of a listed building - Main Barn

Please refer to accompanying Design, Heritage and Access Statement and drawings 212. PL01 - PL20 for descriptions and locations of proposed demolitions

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

Please refer to accompanying Design, Heritage and Access Statement and drawings 212. PL01 - PL20 for descriptions and locations of proposed demolitions as well proposals to the site

## 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).

No works are proposed to the listed building (Ubbeston Hall), but alterations are proposed to the landscaping and buildings within the curtilage of the listed building.

Please refer to the accompanying documents and drawings submitted with this application:

Ubbeston Hall: Ancillary Building and Landscaping - Design, Heritage and Access Statement

Appendix - Heritage Impact Assessment

Ubbeston Hall Farm - Ecological Impact Assessment

Arboricultural Tree Survey, AIA & Protection Plan (LSDP 2169.01)

212. PL01 Location Plan

212. PL02 Site Plan Overview as Existing

212. PL03 Block Plan as Existing

212. PL04 Barn Plans and Elevations as Existing

212. PL05 Masterplan as Proposed

212. PL06 Block Plan as Proposed

212. PL07 Barn and Outbuilding Floor Plans as Proposed

212. PL08 Barn and NE Range Elevations as Proposed

212. PL09 PH and MS Plan and Elevations as Proposed

212. PL10 Barn Section 1-2 as Existing

212. PL11 Barn Section 3-4 as Existing

212. PL12 Barn Section 5-9 as Existing

212. PL13 Barn Section 10-11 as Existing

212. PL14 Barn Section 12-14 as Existing

212. PL15 Barn Wall Build-ups as Existing

212. PL16 Barn Wall Build-ups as Proposed

212. PL17 Site Section as Existing and Proposed

212. PL18 Barn Door Details as Proposed

212. PL19 B Window Details as Proposed

212. PL20 MS and PH Joinery as Proposed

## 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:**

External walls

**Existing materials and finishes:**

Main Barn - Brick, Lime Plaster, Weatherboarding | Open Barn - Exposed timber frame, Horizontal timber cladding | Well House - Brick, Horizontal timber cladding

**Proposed materials and finishes:**

Main Barn - Handmade red brick laid in lime mortar, Limewashed Render in buff/ochre colour, Timber Weatherboarding with black or tar finish | North East Range - Handmade red brick laid in lime mortar | Machinery Store & Greenhouse - Handmade red brick laid in lime mortar (Machinery Store), Glass and Powder coated aluminium frame with stainless fixings (Greenhouse) | Pump House - Handmade red brick laid in lime mortar

**Type:**

Roof covering

**Existing materials and finishes:**

Main Barn - Pantile | Open Barn - Corrugated Felt | Well House - Corrugated Felt

**Proposed materials and finishes:**

Main Barn - Handmade clay pantiles, handmade plain tiles, clay ridge and hip tiles, painted timber barge boards and cappings | North East Range - Handmade clay pantiles, clay ridge and hip tiles, painted timber barge boards and cappings | Machinery Store & Greenhouse - Slate, Handmade clay tile, Clay ridge tile, painted timber barge boards and cappings, Glass and aluminium frame | Pump House - Handmade clay pantiles, handmade clay ridge and hip tiles, painted timber barge boards and cappings

**Type:**

Windows

**Existing materials and finishes:**

Main Barn - N/A | Open Barn - N/A | Well House - N/A

**Proposed materials and finishes:**

Main Barn - Painted timber, Powder coated metal | North East Range - Painted timber, Powder coated metal | Machinery Store & Greenhouse - Painted Timber | Pump House - Painted Timber

**Type:**

External doors

**Existing materials and finishes:**

Main Barn - Painted timber | Open Barn - N/A | Well House - Painted Timber

**Proposed materials and finishes:**

Main Barn - Painted timber, Powder coated metal | North East Range - Painted timber, Powder coated metal | Machinery Store & Greenhouse - Painted timber | Pump House - Painted timber

**Type:**

Rainwater goods

**Existing materials and finishes:**

Main Barn - Cast Iron | Open Barn - N/A | Well House - N/A

**Proposed materials and finishes:**

Main Barn - Painted cast iron | North East Range - Painted cast iron | Machinery Store & Greenhouse - Painted cast iron | Pump House - Painted cast iron

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

Please refer to the accompanying documents and drawings submitted with this application:  
Ubbeston Hall: Ancillary Building and Landscaping - Design, Heritage and Access Statement  
Appendix - Heritage Impact Assessment  
Ubbeston Hall Farm - Ecological Impact Assessment  
Arboricultural Tree Survey, AIA & Protection Plan (LSDP 2169.01)  
212. PL01 Location Plan  
212. PL02 Site Plan Overview as Existing  
212. PL03 Block Plan as Existing  
212. PL04 Barn Plans and Elevations as Existing  
212. PL05 Masterplan as Proposed  
212. PL06 Block Plan as Proposed  
212. PL07 Barn and Outbuilding Floor Plans as Proposed  
212. PL08 Barn and NE Range Elevations as Proposed  
212. PL09 PH and MS Plan and Elevations as Proposed  
212. PL10 Barn Section 1-2 as Existing  
212. PL11 Barn Section 3-4 as Existing  
212. PL12 Barn Section 5-9 as Existing  
212. PL13 Barn Section 10-11 as Existing  
212. PL14 Barn Section 12-14 as Existing  
212. PL15 Barn Wall Build-ups as Existing  
212. PL16 Barn Wall Build-ups as Proposed  
212. PL17 Site Section as Existing and Proposed  
212. PL18 Barn Door Details as Proposed  
212. PL19 B Window Details as Proposed  
212. PL20 MS and PH Joinery as Proposed

## **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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:



Please refer to the accompanying documents and drawings submitted with this application:  
Ubbeston Hall: Ancillary Building and Landscaping - Design, Heritage and Access Statement  
Appendix - Heritage Impact Assessment  
Ubbeston Hall Farm - Ecological Impact Assessment  
Arboricultural Tree Survey, AIA & Protection Plan (LSDP 2169.01)  
212. PL01 Location Plan  
212. PL02 Site Plan Overview as Existing  
212. PL03 Block Plan as Existing  
212. PL04 Barn Plans and Elevations as Existing  
212. PL05 Masterplan as Proposed  
212. PL06 Block Plan as Proposed  
212. PL07 Barn and Outbuilding Floor Plans as Proposed  
212. PL08 Barn and NE Range Elevations as Proposed  
212. PL09 PH and MS Plan and Elevations as Proposed  
212. PL10 Barn Section 1-2 as Existing  
212. PL11 Barn Section 3-4 as Existing  
212. PL12 Barn Section 5-9 as Existing  
212. PL13 Barn Section 10-11 as Existing  
212. PL14 Barn Section 12-14 as Existing  
212. PL15 Barn Wall Build-ups as Existing  
212. PL16 Barn Wall Build-ups as Proposed  
212. PL17 Site Section as Existing and Proposed  
212. PL18 Barn Door Details as Proposed  
212. PL19 B Window Details as Proposed  
212. PL20 MS and PH Joinery as Proposed

## 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please refer to the accompanying arboriculturalist's survey and protection plan (LSDP 2169.01)

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Please refer to the accompanying arboriculturalist's survey and protection plan (LSDP 2169.01)

## 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

**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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## 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

First Name

Mark

Surname

Hoare

Declaration Date

12/04/2024

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

Edward Ridge

Date

12/04/2024