

## Ash Tree Farm

### Listed Building Consent and Planning Permission

Listed building consent is a form of planning application relevant to works affecting a listed building. It is accompanied by written documents to include an application form, design and access statement and heritage statement. The written documents should identify the significance of the listed building and justify any works being proposed. It is accompanied by plans and elevations to include a location plan, site plan, floors plans, elevation drawings and specialist drawings (such as window joinery details) where relevant. A consent application takes a minimum of 3 months to process. There is no fee for a consent application.

Some works, such as the installation of solar panels may also require full planning permission. This is largely the same information as a consent application but does involve a fee.

### Windows:

It was identified that the building contained timber windows to front elevation and uPVC windows to rear as per a historic listed building consent application. uPVC windows in gables are likely unauthorised.

The 8/8 timber sashes within the front elevation were also identified as being modern joinery detail. There would be no objections to the principle of the replacement of the 8/8 joinery details within the front elevation. The Authority would also support the removal of uPVC windows throughout the building and their replacement with timber windows in a joinery detail traditional to the building.

To rear the replacement of the existing uPVC windows with sash uPVC would improve its appearance. The use of uPVC would however need to be strongly justified, as the Authority usually do not approve such features in listed buildings.

Double glazing appropriate:

1. Slimlight double glazing is supported by the Authority. This involves the use of 4mm glass – 4 or 6mm vacuum – 4mm glass.
2. Glazing bars should be integral and not astragal – i.e. full window glazing bars and not stuck on.
3. The glazing bars and meeting rail sizes should reflect the existing joinery within the building.
4. Multiple light windows should not include window horns.
5. The windows should be counter-balanced and not spiral sprung.

The use of accoya timber would be supported. This is a treated timber which has a life span of up to 50 years.

Listed building consent would be required for works to replace the existing windows with double glazed units or windows of a different design or material.

### **External Re-pointing & Repairs:**

Patch repairs in a lime mortar can be undertaken without consent.

If a full gable needs repointing or any large areas of wall need pointing listed building consent would be requested. Consent would be needed for the full re-pointing of the building.

The re-building of a full chimney stack would need consent.

A consent application would need to show the materials and method of pointing.

### **Door Surround & Door (Front Elevations):**

Like for like repairs and repainting of the joinery can be undertaken without consent.

The replacement of the existing door on a none like for like basis would require listed building consent. Any replacement should be traditional to the period of the building, such as a 4 or six panel door.

### **Soils Pipes & Rainwater Goods:**

The like for like repair or replacement of the existing materials would not require consent.

A change on a none like for like basis, such as different materials, would require listed building consent.

### **Internal Works:**

**Brick Slips** – Were identified as being modern so consent would not be required for their removal.

**Cornices** – Throughout the building these are identified as being 20<sup>th</sup> century insertions. In principle there is no objection to their removal. It is suggested that their removal and replacement would need to be added onto a listed building consent application. A consent application should explain their significance as a part of the listed building and detail their replacements.

**Kitchen** – The boxing in of pipes would not require consent as long as no fabric of interest is impacted upon.

**Doors** – Internal doors were identified as being a mixture of modern and potentially 19<sup>th</sup> century doors, but the latter likely from salvage. A consent application would be required to change the internal joinery. This should aim to retain anything historic within the building and where replacements are proposed identify doors which are appropriate to the building. Within a building of this period four or six panelled doors were used, depending upon the status of the room.

**Stairs** – The cleaning of the handrail and re-painting of the baluster would not require consent. Again, the relaying of the carpet would not require consent.

**Stair Panel** – The in-fill panel beneath the stairs at ground floor is identified as a modern addition and there would be no objection to its removal. Listed building consent would be required.

**Hallway wall** – The introduction of dado panelling would require listed building consent but would not be objected to.

**Bathroom** – Listed building consent is not needed to change the bathroom fittings.

**Attic** – No works are being proposed. The only works completed wood worm paint identified.

**First Floor:**

At first floor it was identified that works have commenced to line ceilings with insulating boards. This would have required consent. When apply for listed building consent this should be added for retention of works.

### **Internal Insulation**

On site it was identified that there is limited fabric of internal significance, and the building would be suitable for the application of internal insulation. Any works should keep the historic lime plaster within the building and remove any gypsum plasters. Any replacement works should make use of lime plasters. Supported methods of installation within a building of this period include:

1. Application of insulated lime mortars – i.e. cork or hemp line.
2. Application of wood fibre insulation boards and skimming with lime.

Any method of insulation should retained the vapour permeability of the structure, as otherwise moisture problems will arise with the fabric of the building. Any method of insulation should also avoid the use of thermal bridges (i.e. creating cold and hot spots throughout the building where condensation can be created).

These works would require listed building consent. The consent application would need a detailed schedule of works being proposed and a methodology for the method of insulation being proposed. The application should also include a record of internal features within the building.

### **Solar Panels:**

Solar panels could be introduced onto the outbuildings where they do not impact upon the setting of the listed building. Where placed on a pre-1948 building within the curtilage of the listed building, consent and planning permission would be required. Where placed on a post-1948 building within the curtilage of a listed building planning permission only would be required. Further clarification can be given by the submission of a pre-planning application enquiry to the Authority.