



## Aylesbury Area

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

Mrs

First name

Rebecca

Surname

Wilson

Company Name

Ashfold School

### Address

Address line 1

Dorton House

Address line 2

Dorton

Address line 3

Town/City

Aylesbury

County

Buckinghamshire

Country

United Kingdom

Postcode

HP18 9NG

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

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

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Following a historic building survey we have been advised that the following works need to be carried out to the 8 chimney stack on the South of Dorton House and the 4 chimney stack on the South West of Dorton House as soon as possible, due to damage to the 8 stack chimney and angle of lean of the 4 stack.

1. Repair stacks 1,2,3,5,6,7,8 of the 8 stack chimney (numbered from the front of Dorton House) using a lime based mortar to repoint and ensuring matching bricks are used where individual bricks need repair or replacement. The planned work falls within the definition of minor repairs (<30%), however, it is included in this application for completeness and in case of additional works being highlighted once work commences. Work will begin on these minor repairs in April 2024.
2. Take down and rebuild stack 4 of the 8 stack chimney. This is required due to a considerable vertical crack to the north and south side through several bricks. Heavy staining was also noted to this shaft along with a missing brick. Bricks will be numbered as they are taken down and any required replacement bricks will be sourced to match the existing bricks. Lime based mortar will be used for pointing work. This work will need to take place during summer 2024 as this stack contains the flue for the main boiler for Dorton House. Whilst the stack is down, heating engineers will be contracted to check the flue lining and replace any damaged or single skin liner that is possible to replace.
3. Take down and rebuild the 4 stack chimney. This is required due to the angle of lean of this chimney block. Bespoke bricks will be ordered to match existing and used to rebuild the stack where existing bricks cannot be reused. Lime mortar will be used for pointing work. The surveyor advised that the 4 stack chimney should be taken down as soon as possible, so the plan is to undertake this work in April 2024 whilst there are no children on site as an emergency health & safety measure. No rebuilding work will be undertaken until listed building consent is received.

Has the development or 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

## 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

If Yes, please describe and include the planning application reference number(s), if known

Retrospective listed building consent application for emergency excavation works under Stable Cottage (Grade 2 listed) number 24/00691/ALB

## 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:**

Chimney

**Existing materials and finishes:**

Brick - 3 shapes of bricks finished to fit the chimneys

**Proposed materials and finishes:**

To order bespoke bricks to match existing where replacement bricks are required. Sourcing of these bricks has commenced.

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

First Name

Surname

Reference

Date (must be pre-application submission)

26/03/2024

Details of the pre-application advice received

If there is a long lead time for replacement bricks and you are looking to undertake the works during the summer school holiday there is time to submit for and get listed building consent. If there is imminent risk to people's health we will need a report which says that, the email below doesn't go as far as to say there is imminent risk to health and safety, and we would also need to report the dangerous structure to Building Control.

To undertake the works under emergency legislation only allows for enough works to make the structure safe, in this instance it might be to take the chimney stack down, but any further works such as rebuilding would have to wait for listed building consent.

Listed building consent is not required for minor repairs but is for major repairs. As a general rule of thumb, a minor repair has to be like-for-like (exactly matching in material, appearance and construction method) and be less than 30% of the element (in this instance 30% of each chimney). If the repairs would fall under that then listed building consent would not be required. However, if there is a chance the other chimneystacks will need rebuilding it would be better for you to apply for consent for repairs and the possible rebuilding. You wouldn't want to start minor repairs without consent in the summer to then find they need rebuilding and having to stop to get listed building consent.

## 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

First Name

Surname

Declaration Date

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

Date