

PLANNING DEPARTMENT

Plymouth City Council, Floor 2, Ballard House,
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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

Guy

Surname

Hockaday

Company Name

Address

Address line 1

Jessops Horsham Lane

Address line 2

Tamerton Foliot

Address line 3

Town/City

Plymouth

County

City Of Plymouth

Country

Postcode

PL5 4NP

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)

Internal alterations and replacement windows

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

24/00258/FUL Erection of new workshop outbuilding and shed and conversion of existing outbuilding to a residential annex with alterations new access gate and wall and landscaping Demolition of existing garage and section of garden wall
24/00150/LBC Erection of new workshop outbuilding and shed and conversion of existing outbuilding to a residential annex with alterations new access gate and wall and landscaping Demolition of existing garage and section of garden wall

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

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).

Drawing Ref 405 1, 405 2, 405 3, 405 4, 405 5, 406 6, 406 7, Structural Engineers Dwg Ref 13619/01 P3.

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:

Ceilings

Existing materials and finishes:

Timber joists and Plaster board ceiling

Proposed materials and finishes:

Timber Joists and Plaster board ceiling

Type:

Windows

Existing materials and finishes:

Existing timber windows painted

Proposed materials and finishes:

Timber windows painted, aluminium windows colour coated dark grey.

Type:

Internal walls

Existing materials and finishes:

Timber stud and Stone plaster/plasterboard/skim finish and painted

Proposed materials and finishes:

Timber stud plasterboard/skim finish and painted

Type:

Internal doors

Existing materials and finishes:

Timber 4 panel doors

Proposed materials and finishes:

Timber 4 panel door /bi fold doors

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

Drawing Ref 405 1, 405 2, 405 3, 405 4, 405 5, 406 6, 406 7, Structural Engineers Dwg Ref 13619/01 P3.

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

Historic Environment Pre-application meeting

Date (must be pre-application submission)

23/10/2023

Details of the pre-application advice received

Good Morning Donna

Thank you for the chat about your plans I have put some indicative notes against the description points you sent in. I have also given an indication of whether Listed Building Consent would be required.

2) Internal wall removal to create a kitchen diner & install a matching set of French doors for a sympathetic symmetrical appearance. – Requires LBC

As discussed, this may be acceptable, it would be important to maintain the legibility of the original wall and layout, so retaining wall sections either side of the opening to show the position of the wall would be required. The photo provided shows that a historic doorway is already present having been filled in at some stage. So this would be work to open up that doorway and extend it to provide a large access point. As mentioned I would be reluctant to consider another set of French doors within the slate hung gable, it would look architecturally awkward and would be hard to justify given the presence of an existing modern structural opening providing double door access in this into the current sitting room. I would recommend looking at alterations to the Victorian extension if you would like to have large doors for access into and out of the garden.

5) Install an en-suite to master bedroom. – Requires LBC

Further details would be required on proposed services routes, partition wall treatment and ventilation/extraction etc. If the entire floor needs replacing due to failing joists then there would be more justification for this installation. It would be important to maintain the legibility of the original floor layout and doorway positions.

No in principle objections, the roof should be replaced like for like with lead.

Kind regards,

Alex Copsey
Historic Environment 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

Alex

Surname

Marsh

Declaration Date

19/04/2024

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

Alex Marsh

Date

21/04/2024

