



Forest of Dean District Council
 Council Offices, High Street, Coleford, Glos. GL16 8HG
 Tel. No. 01594 810000
 email: [planning @fdean.gov.uk](mailto:planning@fdean.gov.uk)

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

Claire

Surname

Munt

Company Name

Address

Address line 1

Apt 3 Stardens

Address line 2

Tewkesbury Road

Address line 3

Town/City

Newent

County

Country

United Kingdom

Postcode

GL18 1LG

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)

The proposed works are to make essential repairs to frost damaged stone and failed cement mortar/render located on the tower, gable ends and chimney stacks. Involving removing vegetation and replacing existing rendered areas with lime render and re-pointing with lime also. No cement to be used and as recommended by FODDC Planning Department REF P1538/23/PREAPP the render type will be NHL3.5 and any replacement stone and lime materials will be worked and applied by hand and colour matched to the existing.

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

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).

The building is in need of a structural repair to replace frost damaged stone and maintain the building as the damaged stone, missing render and ingrowing vegetation pose a risk to the integrity of the building. The leaseholders wish to rectify this by using a builder skilled in traditional methods of stone masonry and re-pointing in lime mortar (NHL3.5) by hand to match existing colour. The works needed involve the tower, gables and chimney stacks. Severely damaged stones would be replaced, existing failed cement mortar and loose cement render would be raked out by hand and replaced with lime equivalent to the original existing sections of the same materials. Due to the high location of the damage, external self-supporting scaffolding would be required and the removed materials would be stored in a skip and disposed of by the builder as part of the works.

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:

Stone & Lime Mortar

Proposed materials and finishes:

As existing

Type:

Chimney

Existing materials and finishes:

Stone & Lime Mortar

Proposed materials and finishes:

As existing

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

P1538/23/PREAPP

Date (must be pre-application submission)

11/01/2024

Details of the pre-application advice received

Pre-application advice - Repair tower, gable ends and chimney stacks at Manor House. Is Planning Permission Required?

"I refer to your letter and plans received on the 16 November 2023 regarding the above proposal. It is of my understanding that the Conservation Advisor conducted a site visit to this property and has since provided the following advice:

'Historically the chimney appears to have been a mix of ashlar and rubble stone, however, the ashlar stonework has had a cement render applied over the top. The exposed stonework has had cement pointing. There is also some small amount of vegetation growing near the base. It is proposed to re-render the existing rendered areas using a lime based render and to repoint using lime also. Whilst it might be preferable for the historic ashlar to be exposed, several areas appear to be deteriorated, and following the removal of the render, it might be found that this damage is more extensive. As such, the replacement of the existing render with a lime based render (no cement) would likely be supported. I would recommend an NHL 3.5.

There are several pieces of stonework which may require replacement. In principle, this would be supported due to the condition of the existing stone provided all replacement stone matched the stone type, colour, dimensions etc. of the existing stone and bedded in a lime mortar. I also noted on site that where coping stones are eroded/decayed, they might want to consider replacing these to ensure that rainwater runs off as it should. However, there is no obligation to do this. Any vegetation should also be removed.

When submitting an LBC application for the works details of the proposed lime render/mortar mixes should be provided and should a method statement detailing the manner in which cement render/mortar is to be removed (this should be done by hand), removal/replacement of stones and preparation of joints for pointing. It would also be helpful to have good quality photographs submitted with the application."

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

If No, can you give appropriate notice to all the other owners?

Yes

No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner:

***** REDACTED *****

House name:

Stardens East Wing

Number:

1

Suffix:

Address line 1:

Apt 1 Stardens

Address Line 2:

Tewkesbury Road

Town/City:

Newent

Postcode:

GL18 1LG

Date notice served (DD/MM/YYYY):

17/09/2023

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Stardens East Wing

Number:

2

Suffix:

Address line 1:

Apt 2 Stardens

Address Line 2:

Tewkesbury Road

Town/City:

Newent

Postcode:

GL18 1LG

Date notice served (DD/MM/YYYY):

17/09/2023

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Stardens East Wing

Number:

3

Suffix:

Address line 1:

Apt 3 Stardens

Address Line 2:

Tewkesbury Road

Town/City:

Newent

Postcode:

GL18 1LG

Date notice served (DD/MM/YYYY):

17/09/2023

Person Family Name:**Name of Owner:**

***** REDACTED *****

House name:

Stardens East Wing

Number:

4

Suffix:**Address line 1:**

Apt 4 Stardens

Address Line 2:

Tewkesbury Road

Town/City:

Newent

Postcode:

GL18 1LG

Date notice served (DD/MM/YYYY):

17/09/2023

Person Family Name:**Name of Owner:**

***** REDACTED *****

House name:

Stardens East Wing

Number:

5

Suffix:**Address line 1:**

Apt 5 Stardens

Address Line 2:

Tewkesbury Road

Town/City:

Newent

Postcode:

GL18 1LG

Date notice served (DD/MM/YYYY):

17/09/2023

Person Family Name:**Name of Owner:**

***** REDACTED *****

House name:

Stardens East Wing

Number:

6

Suffix:**Address line 1:**

Apt 6 Stardens

Address Line 2:

Tewkesbury Road

Town/City:

Newent

Postcode:

GL18 1LG

Date notice served (DD/MM/YYYY):

17/09/2023

Person Family Name:

Person Role

 The Applicant The Agent

Title

Mrs

First Name

Claire

Surname

Munt

Declaration Date

17/09/2023

 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

Claire Munt

Date

24/03/2024