

Department for Environmental and Community Services

PO Box 1954
Strategic Planning,
Bristol BS37 0DD

www.southglos.gov.uk
RegistrationTeam@southglos.gov.uk
01454 868 004



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

The Thatched House

Address Line 1

Hyde's Lane

Address Line 2

Address Line 3

South Gloucestershire

Town/city

Cold Ashton

Postcode

SN14 8JU

Description of site location must be completed if postcode is not known:

Easting (x)

375250

Northing (y)

172675

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

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Nigel

Surname

Whitehead

Company Name

wpb

Address

Address line 1

143a Calton Road

Address line 2

Address line 3

Town/City

Bath

County

Country

United Kingdom

Postcode

BA2 4PP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Alterations to existing residential property and provision of internal staircase details approved under Planning & Listed Building Consent Nos PK 18/4696/LB & 18/4697/F

Has the work already been started without consent?

Yes

No

If Yes, please state when the development or work was started (date must be pre-application submission)

08/01/2022

Has the work already been completed 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

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

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).

1945-SLP-01 – Site Location Plan
1945-EBP-01 – Existing Block Plan
1945-PBP-01 – Proposed Block Plan
1945-P-01 – Proposed Roof Plan
1945-P-02 – Proposed Ground and Basement Floor Plans
1945-P-03 – Proposed South Elevation and Verge Detail
1945-DET-01 – Proposed Basement Staircase Details
1945-DET-02 – Proposed Eastern Staircase
1945-PS-01 – Eastern Staircase Photosheet

Heritage Statement
Planning Statement

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:
Rear Extension : Existing Exterior Off White Roadside : Existing Drystone

Proposed materials and finishes:
Rear Extension : Proposed Lime based rough cast render (One Square metre Sample Panel onsite for inspection) Roadside : Proposed To Match existing

Type:
Roof covering

Existing materials and finishes:
Existing Thatch and Slate

Proposed materials and finishes:
Proposed Thatch & Slate

Type:
Chimney

Existing materials and finishes:
Raised Flue : Matt Black Metal

Proposed materials and finishes:
Raised Flue : Proposed Black Matt Black Metal

Type:
External doors

Existing materials and finishes:
Doors: Painted Wood

Proposed materials and finishes:
Doors : Painted Wood

Type:
Other

Other (please specify):
Lean to

Existing materials and finishes:
Painted wood

Proposed materials and finishes:
Painted wood

Type:
Other

Other (please specify):
Coping Stones

Existing materials and finishes:
N/A

Proposed materials and finishes:
40mm Aslar Cotswold Stone

Type:
Windows

Existing materials and finishes:

Basement Sealed Glass

Proposed materials and finishes:

Basement Sealed Glass

Type:

Other

Other (please specify):

Internal Staircase

Existing materials and finishes:

Lower Basement N/A

Proposed materials and finishes:

Lower Basement See 945-DET-01 – Proposed Basement Staircase Details 1945-DET-02 – Proposed Eastern Staircase 1945-PS-01 – Eastern Staircase Photosheet

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

1945-SLP-01 – Site Location Plan
1945-EBP-01 – Existing Block Plan
1945-PBP-01 – Proposed Block Plan
1945-P-01 – Proposed Roof Plan
1945-P-02 – Proposed Ground and Basement Floor Plans
1945-P-03 – Proposed South Elevation and Verge Detail
1945-DET-01 – Proposed Basement Staircase Details
1945-DET-02 – Proposed Eastern Staircase
1945-PS-01 – Eastern Staircase Photosheet

Heritage Statement

Planning Statement

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:

See 1945-SLP-01 – Site Location Plan
1945-EBP-01 – Existing Block Plan
1945-PBP-01 – Proposed Block Plan
1945-P-02 – Proposed Ground and Basement Floor Plans
1945-P-03 – Proposed South Elevation and Verge Detail

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.

1945-SLP-01 – Site Location Plan
1945-EBP-01 – Existing Block Plan
1945-PBP-01 – Proposed Block Plan
1945-P-02 – Proposed Ground and Basement Floor Plans
1945-P-03 – Proposed South Elevation and Verge Detail

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

- Yes
 No

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

CR No. 2071355

Date (must be pre-application submission)

18/09/2023

Details of the pre-application advice received

Pre-agreement of required alterations including submission drawing details/ render / internal staircase details to be submitted as part of 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 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

Mr

First Name

Nigel

Surname

Whitehead

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

Nigel Whitehead

Date

12/04/2024