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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)
<input type="text" value="419962"/>	<input type="text" value="217256"/>

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Jeremy

Surname

Thomas

Company Name

### Address

Address line 1

25 Redhill Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NW1 4DQ

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 plan is to replace all existing cottage windows in the main building with steel heritage double glazing. In addition two wooden window sub-frames will be replaced with new hard wood sub-frames and a number of windows will lose their wooden sub-frames so that the steel window fixes directly into the stone casement. The proposals for each window are set out in the Design and Access Statement attached.

The reason for making the change are:

- i) to insert well made windows which will overcome the heat loss presently experienced from the fact that a number of the windows have loose fitted casements or have broken glass.
- ii) to substantially increase the thermal efficiency of the windows in the cottage at a time when environmental issues are at a premium.
- iii) to replace two rotten sub-frames and to remove wooden sub-frames which are either rotten or not needed.
- iv) to standardise the look and feel of the windows which are a real hotch potch and in many cases are not in keeping with the character of the cottage.
- v) to increase security by installing lockable 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

22/02349/LBC and 22/02348/FUL

## 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).

See the attached Design and Access Statement which provides plans and photographs of the cottage and current windows and provides the proposal for the replacement of each individual window.

See 2 attachments from Mike Honour Windows Ltd. These show illustrations of the steel heritage windows to be installed and replacement of the two wooden sub-frames.

All further attachments are of plans of the existing property and site location.

## 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:**

Windows

**Existing materials and finishes:**

The existing windows are single glazed and comprise a mixture of windows as follows: i) steel windows with wooden sub-frames; ii) entire wooden windows; iii) mullion windows with wooden casements; and iv) glass panes inserted directly into the stone. All metal and wooden frames are painted with Dulux Green Moorland code 12B21. The glass window panes are a mixture of those having lead bars integrated into the glass, stick on lead bars of varying quality or no lead at all. On one casement the lead has fallen off and on others, the lead is only on the inside of the window pane. All glass panes within the windows appear modern and lack imperfections. A number of the windows have broken panes of glass.

**Proposed materials and finishes:**

The new windows will be constructed from hot-rolled slimline steel sections, which will be zinc coated after manufacture and powder-coated to a black RAL 9005 semi-gloss finish. Two wooden sub-frames, due to being rotten, will be replaced with hardwood and painted to match existing colour, Dulux Green Moorland code 12B21. The glazing is to be composed of 14mm (4-6-4) thick sealed units, with black coloured spacer bars comprising 'Low E' glass, with Argon gas filled cavity; over-leaded in rectangular panes, using 9mm/12mm antique leads; all units will be fitted into the frames with silicone-faced beads.

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

Two attached documents providing illustrations of the proposed window frame designs.

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

If Yes, please provide details

It's been mentioned to our immediate neighbours and the window supplier has been suggested by one of them as they have used them.

## 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

## 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

Jeremy

Surname

Thomas

Declaration Date

18/04/2024

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

Jeremy Thomas

Date

18/04/2024