

Planning Services
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For office use
Date
Payee
App. No.

Fee

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Refurbishment of basement for ancillary residential space to upper floor maisonette, including change of use from A1 to C3, reinstatement of lightwell at front, installation of railings and windows to frontage and installation of a new metal staircase at rear.

Has the development or work(s) already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

Description of location or a grid reference (must be completed if postcode is not known):

Easting:

Northing:

5. 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 (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Please reference PLANNING STATEMENT in Supporting Docs for further information.
This is a revision to previously approved applications; ref 2010/3342/P and 2010/3347/L. Full Planning Permission has already been granted to refurbish the basement to provide additional space to the ground floor retail. This follows extensive discussions with Planning, Building Control and Conservation Officers during which many issues were addressed and resolved. REF: 1291-200F Prev Granted
This Application is seeking permission to allow the refurbished basement to provide ancillary residential space to the upper floor maisonette. I spoke with Mr Thuairé, Senior Planning Officer for the original application by phone. He indicated that this proposed use was acceptable in principle.
I met with the Duty Planner 11/05/2011 to review the completed application.

6. 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

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

10. Listed building alterations

- Do the proposed works include alterations to a listed building? Yes No
- If Yes, will there be works to the interior of the building? Yes No
- Will there be works to the exterior of the building? Yes No
- Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Internal - remove defective plaster, salvage and make good where possible.
Retain and repair timber panelling
Local inspection to one area of defective flooring, make good and relay.
Form independent metal staircase at rear.
Reinstate lightwell and railings.
REF PLANS: 1291-100C Existing , 1291-200G Proposed, 1291-210B Proposed
REF SUPPORT DOCS: Scope of Works, Traditional Windows and Doors, Photographs, Conservation Windows

11. Listed Building Grading

- If known, 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

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Existing brickwork and walls to basement light well in poor condition

Description of *proposed* materials and finishes:

Retain existing/make good and paint to underside of shopfront

Roof covering- add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Chimney - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Basement windows to front missing.
Defective window to rear.

Description of *proposed* materials and finishes:

New replacement windows to match existing.
Refurbish window to rear.

External doors - add description

Description of *existing* materials and finishes:

Existing timber shopfront.
Existing timber entrance.
Defective door to rear.

Description of *proposed* materials and finishes:

Retain existing shopfront.
Retain existing entrance.
New door to rear.

Ceilings - add description

Description of *existing* materials and finishes:

Existing plaster and defective lathe and plaster/plasterboard.

Description of *proposed* materials and finishes:

Retain where possible.
Upgrade fire resistance and overboard with plasterboard.

Internal walls - add description

Description of *existing* materials and finishes:

Existing lathe and plaster.
Existing timber panelling.

Description of *proposed* materials and finishes:

Make good to defective walls.
Overboard some walls.
Retain all timber panelling.

Floors - add description

Description of *existing* materials and finishes:

Existing floorboards to ground.
Existing concrete floor.
Existing Yorkstone paving.

Description of *proposed* materials and finishes:

Retain all timber floors.
Retain existing concrete floors.
Retain all stone floors.

Internal doors - add description

Description of *existing* materials and finishes:

Existing timber panelled doors. Some missing or possible salvageable.

Description of *proposed* materials and finishes:

Retain timber panelled doors. Salvage where possible and replace to match existing.

Rainwater goods - add description

Description of *existing* materials and finishes:

Existing cast iron at basement in poor condition.

Description of *proposed* materials and finishes:

Retain existing cast iron. Repair and make good. Redecorate.

Boundary treatments - add description

Description of *existing* materials and finishes:

None to frontage.
Brick walls to rear.

Description of *proposed* materials and finishes:

New ornamental metal railings to frontage to match adjoining owners.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Concrete/tarmac/paving.

Description of *proposed* materials and finishes:

Concrete kerb upstand to form lightwell/railings. Locally made good.

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None to frontage. Second fittings to lightwell/yard

Others - add description

Other Paving

Description of *existing* materials and finishes:

Defective area of paving.

Description of *proposed* materials and finishes:

Locally lift up defective area of paving for inspection. Make good and relay.

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

Generally building in good order. Basement is in poor condition, intend to carefully restore and repair.

REF PLANS: 1291-100C Existing , 1291-200G Proposed, 1291-210B Proposed

REF SUPPORT DOCS: Scope of Works, Traditional Windows and Doors, Photographs, Conservation Windows

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown

Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

REF: 1291-200G Proposed, OS Extract

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

Residential to upper floors.
Retail to ground floor.
Basement not occupied.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	50.0	50.0	50.0	0.0
Total	50.0	50.0	50.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

124	sq.metres
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26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

Is the proposal for a waste management development?

Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. 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? (Please select only one)

The agent The applicant Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Title: First name: Surname:

Person role: Declaration date: Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date