

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

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. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="35 Holly Terrace"/>
Address line 1	<input type="text" value="Main Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hensingham"/>
Postcode	<input type="text" value="CA28 8RF"/>

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

Easting (x)	<input type="text" value="298645"/>
Northing (y)	<input type="text" value="516844"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Chris"/>
Surname	<input type="text" value="Lewis"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="35 Holly Terrace"/>
Address line 2	<input type="text" value="Hensingham"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text" value="Whitehaven"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CA28 8RF"/>

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

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Part 1/ To part demolish the single stack chimney on the rear extension to the main building. The top 2m of the stack has been damaged probably due to water ingress from faulty flaunching. The brickwork pointing has broken down and the bricks are starting to part. The original building was built circa 1791 whereas the extension was added later with the bricks used being the standardised Whitehaven brick. The chimney is no longer used as a means of fluing a fireplace and the excessive height of the chimney was only required to move the flue gasses to a point above the upstairs window of the neighbouring property. The chimney will be reduced by approx 2m with the top vented and re-flaunched.

Part 2/ to replace the existing single glazed wooden sash windows (3 off) to the front elevation of the original building with double glazed wooden sash windows. The intention would be to use pre-finished double glazed wooden sash windows incorporating improved draught proofing but retaining the lead weight sash counterbalances.

Supporting information for approval of the replacing the existing windows.

a) The existing sash windows do not appear to be the original sash windows and although not in a poor state of repair are draughty and difficult to open and close for ventilation.

b) An ecclesiastical grade II listed building nearby, No7 West View was accorded planning permission to do the same (4/09/2021/0).

c) The listing for No.35 Holly Terrace is as part of a group of 38 buildings around Hensingham Square where over 65% of those buildings identified in the listing have replaced the windows to the front elevation of the building with uPVC double glazed windows. Some of the replacements have tried to retain the character of the building by using sliding sash replacements but there are a number that have used either faux sliding sash replacements while others have fitted casement windows. Therefore the intention of maintaining a group of buildings in an as built condition with original features has been diminished leaving those who haven't broken the rules feeling aggrieved.

Has the work already been started without consent? ☐ Yes ☒ No

5. 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

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

7. Demolition of Listed Building

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

If Yes, which of the following does the proposal involve?

7. Demolition of Listed Building

- a) Total demolition of the listed building ☐ Yes ☒ No
- b) Demolition of a building within the curtilage of the listed building ☒ Yes ☐ No
- c) Demolition of a part of the listed building ☐ Yes ☒ No

Please provide a brief description of the building or part of the building you are proposing to demolish

Removal of top 2m of single stack chimney that is part of an extension to the main building.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The top 2m of the single stack chimney on the extension has started to degrade where the pointing and mortar joint have become porous and with winter freezing and thawing of the water in the joints the bricks are starting to separate. The chimney is tall because it was built to get the flue gasses away from the rear window of the adjacent house (house is part of a terrace). The chimney is no longer in use with the fire having been removed several years ago. The reason for only wanting to remove the dangerous top 2m is to limit the risk of damaging the adjoining property who have built a glass roofed lean-to under the area where the chimney is situated. The remaining part of the chimney will be capped with a vent and re-launched preventing water ingress from damaging the remainder of the chimney.

8. 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).

Photographs attached showing the condition and position of the single stack chimney.

9. Materials

Does the proposed development require any materials to be used? ☐ Yes ☒ No

10. 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

11. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

13. 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

14. 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	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

16/03/2020

Details of the pre-application advice received

A series of emails with the Conservation and Design Officer Mr Woodford is attached with the conclusion being;

Samuel Woodford <Samuel.Woodford@copeland.gov.uk>23 March 2020 at 14:24
To: Chris Lewis <chrisc122cl@gmail.com>

Hi Mr Lewis,

That's a good source of information. I was going by the list entry that gives a date of early 19th century, which is clearly not accurate if the deeds and construction show otherwise.
It sounds as though there won't be much at all in the way of harm from carrying out the height reduction, so please feel free to submit a listed building consent application for it.
Please let me know if you have any questions about the process.

15. 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.

☐ Yes ☒ No

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?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the 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* 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

16. Ownership Certificates and Agricultural Land Declaration

- ☒ The applicant
- ☐ The agent

Title	Mr
First name	Chris
Surname	Lewis
Declaration date	03/08/2020

☒ Declaration made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)	03/08/2020
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