

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

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="Rowrah Hall"/>
Address line 1	<input type="text" value="Rowrah To Kelton Head Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Rowrah"/>
Postcode	<input type="text" value="CA26 3XH"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="305526"/>
Northing (y)	<input type="text" value="518368"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="Stefan & Marguerite"/>
Surname	<input type="text" value="Hopkins"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Rowrah Hall"/>
Address line 2	<input type="text" value="Rowrah To Kelton Head Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Rowrah"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="CA26 3XH"/>
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> 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 details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Replace the existing rotten white painted timber windows and replace with the same style white painted timber windows.
Move further from the house & replace the existing dry stone retaining wall to the rear of the property with a concrete block wall covered in render and painted white in keeping with the rest of hte property. Also to clean out the existing drains and add a new french drain to address damp in the rear wall.

Has the development or 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)

06/07/2017

Has the development or work already been completed without consent?

☒ Yes ☐ No

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

21/05/2019

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. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

8. Immunity from Listing

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

9. 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).

Plans and photographs are included in the supporting documents section.

10. 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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Windows	Mainly single glazed white painted timber windows. However there was one white upvc double glazed unit on the south elevation and a white painted timber double glazed unit on the south elevation neither of these windows matched the rest of the windows in the property.	White painted timber double glazed with 14mm heritage glazing units with white spacer bars), in a design matching the existing windows.
Other Retaining wall to rear of property	The original wall was a dry stone wall set into the soil bank to hte rear of the property. It was located approximately 500mm from the house wall. The wall had collapsed in several locations and damp was penetrating the property.	The new retaining wall and bank was moved further away from the house (1 metre). The wall was constructed from concrete blocks, covered in render and painted white. A french drain was installed between the wall and the soil banking. A second french drain was located between the wall and the house below the internal floor level. All drains feed into a sump at the eastern end of the wall. A pump moves accumulated water to the stream at the front of the house.

Are you submitting 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

Plans and photographs along with the design and access and heritage statement are included in the supporting documents section

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

12. 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

13. 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 (Must be pre-application submission)

Details of the pre-application advice received

14. 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?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under 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 (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

First name

Surname

Declaration date (DD/MM/YYYY)

15. Certificates

☒ Declaration made

16. 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)

15/01/2021