

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	115
Suffix	
Property name	Orchard House
Address line 1	Main Street
Address line 2	
Address line 3	
Town/city	St Bees
Postcode	CA27 0AA
Description of site location must be completed if postcode is not known:	
Easting (x)	297122
Northing (y)	511716
Description	

**2. Applicant Details**

Title	Mr
First name	James
Surname	Rendell
Company name	
Address line 1	Orchard House
Address line 2	115 Main Street
Address line 3	
Town/city	St Bees

2. Applicant Details

Country

Postcode

CA27 0AA

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

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):

Remove concrete from front of house and replace with gravel.  
Install channel drain adjacent to gable end wall to direct surface water run-off from block paving away from the house.  
Install French drain under block paving and under driveway to direct underground water away from the house.  
Treat dining room meter cupboard for wet rot.  
Replace existing vent to meter cupboard in dining room with new Passyfier vent.  
Install internal ventilation grill to dining room meter cupboard to enable air to flow to the Passyfier vent.  
Lime plaster internal side of exterior walls of study  
Install wood burning stove in study.

Further details are provided by the Design and Access Statement.

Has the development or 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. 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

If Yes, please describe and include the planning application reference number(s), if known:

Consent granted for installation of chimney cowl in 2019.  
Previous owners reinstated a chimney stack and modified windows at rear of property in 2015.

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).

See Design and Access Statement for details.

Note that (d) has been answered as 'no' because, whilst dry lining has been removed from internal walls in readiness for the application of lime plaster, this was undertaken in consultation with the Conservation Officer and it was agreed that this did not require listed building consent.

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
Internal Walls	Internal wall in study has been stripped back to masonry; it was previously dry lined with a skimmed plasterboard finish.	Insulating Lime Plaster from Eden Hot Lime to be applied to sandstone masonry, with clay-based paint to finish. See following web link for details of the lime plaster: <a href="https://edenhotlimemortar.co.uk/insulation.php">https://edenhotlimemortar.co.uk/insulation.php</a>
Rainwater goods	Block paving meets directly with the base of the house, with no drain for surface runoff.	Channel drain with metallic cover to be installed in the block paving adjacent to and parallel with the gable end wall of the house.  French drain to be installed consisting of a plastic pipe with holes at the top, wrapped in a geotextile. Trench to be back-filled with gravel. Block paving to be reinstated above the French drain in the section between the driveway and the pavement.
Other Vent System to Meter Cupboard	Holes through the sandstone wall allow air to enter the meter cupboard in the dining room, but there is no hole in the wooden panel at the front of the meter cupboard.	Remove section from wooden panel to allow installation of ventilation grille. It will be made from plaster and painted white. Also replace the basic holes through the wall with Passyfier vent system. See following web link: <a href="https://www.condensationshop.com/shop/passyfier/conservation-sleeved">https://www.condensationshop.com/shop/passyfier/conservation-sleeved</a>
Chimney	Fireplace in study is currently disused. Original sandstone fireplace has been revealed following removal of dry lining and a concrete fireplace which, collectively, filled/obscured the original fireplace.	Original sandstone fire place to be repaired using additional sandstone as necessary, with pointing consisting of a mixture of sand, cement and lime. Cast iron wood-burning stove to be installed on a new slate hearth.
Other Floor within railed area at front	Concrete floor within railed area at the front of the property	Concrete to be removed and replaced by gravel to improve drainage/reduce moisture.

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

See attached file "listed building consent - design and access statement 115 Main Street\_August 2021.docx".

## 10. Materials

## 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

Email correspondence received 9/8/21 indicating that the Conservation Officer is in broad agreement with the proposed course of action.

## 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 B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

**I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.**

Owner

## 15. Certificates

1	
Name of Owner	
Number	115
Suffix	
House Name	Orchard House
Address line 1	115 Main Street
Address line 2	
Town/city	St Bees
Postcode	CA27 0AA
Date notice served	26/08/2021

Person role

- ☒ The applicant  
☐ The agent

Title	
First name	James
Surname	Rendell
Declaration date (DD/MM/YYYY)	24/09/2021

☒ 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)	24/09/2021
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