

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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	Julians
Address Line 1	Julians Park
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Rushden
Postcode	SG9 0TD

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

Easting (x)	Northing (y)
530777	232531

Description

Applicant Details

Name/Company

Title

Mr

First name

Tim

Surname

Millward

Company Name

Address

Address line 1

Julians Park

Address line 2

Rushden

Address line 3

Town/City

Buntingford

County

Hertfordshire

Country

United Kingdom

Postcode

SG9 0TD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Melanie

Surname

Meyer

Company Name

Kay Pilsbury Thomas Architects

Address

Address line 1

Honeylands

Address line 2

Radwinter

Address line 3

Town/City

Saffron Walden

County

Country

United Kingdom

Postcode

CB10 2TJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Villa - Installation of a Cloakroom at ground floor and internal alterations at 1st and 2nd floor including installation of bathrooms. Re-roofing works. Render repairs to external elevations. Upgrading of window glazing.
Music Room - Internal thermal upgrading to walls and floor and external render repairs to elevations. Upgrading of window glazing.
Renovation of Service Wing to form a new Kitchen & Family Room.
Demolition of Workshop and construction of Swimming Pool and Gym with Link Corridor.
Partial conversion of Coach House (Home Farm) to form a residential annexe.
Demolition of 2no garage buildings and construction of replacement Garage Building.
Repairs to wall, pillars and railings to Entrance Courtyard and reinstate loop driveway.

Has the 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

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed 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).

- 2309/FD/003 Location Plan
- 2309/SD/100 Site Layout Plan
- SD/101 Existing Plan (Kitchen A3)
- SD/102 Existing 1st & 2nd Floor Plan
- SD/103 Existing Elevations
- 2309/PD/200 Block Plan
- PD/201 Proposed Ground Floor Plan
- PD/202 Proposed 1st & 2nd Floor Plans
- PD/203 Proposed Kitchen
- PD/204 Proposed Elevations
- PD/205 Proposed Drive
- PD/206 Proposed Garage
- PD/207 Proposed Roof Section
- PD/208 Proposed Roof Details

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:

External walls

Existing materials and finishes:

VILLA - MC20th Lime/cement-based render with cement-based render repairs. MUSIC ROOM - Cement-based render. SERVICE WING - Red brick with overfired headers forming chequerwork. WORKSHOP (to be removed) - Flettons and textured Flettons. COACH HOUSE - Red brick with render at plinth level LONG GARAGE (to be removed) - Fletton brick to north-west elevation. Red brick wall and buttresses to south-east elevation. 1950's GARAGE (to be removed) - Textured Flettons

Proposed materials and finishes:

VILLA - Lime-based/like-for-like render repairs as necessary (following investigation) MUSIC ROOM - Like-for-like cement render repairs. SERVICE WING - Lime mortar pointing repairs as necessary. WORKSHOP to be replaced with proposed Pool/Gym building. Imperial Brick Company 'Country Blend' red multi brick. COACH HOUSE - Lime mortar pointing repairs to brickwork and render plinth. LONG GARAGE & 1950's GARAGE - Imperial Brick Company 'Country Blend' red multi brick. Red brick wall and buttresses to long Garage to be retained and repaired as necessary.

Type:

Roof covering

Existing materials and finishes:

VILLA - Plain clay tiles and 3 layer felt to flat section. MUSIC ROOM - Plain clay tiles and 3 layer felt to flat section. SERVICE WING - Plain clay tiles and lead sheet to flat section. WORKSHOP (to be removed) Tiles to north-west and profiled cement sheets to south-east. COACH HOUSE - Plain clay tiles. LONG GARAGE and 1950's GARAGE (to be removed) Tiles to south-east and profiled cement sheet to north-west.

Proposed materials and finishes:

VILLA - Plain clay tiles and single ply membrane to flat section. MUSIC ROOM - Necessary repairs only. SERVICE WING - Plain clay tiles and single ply membrane to flat section. WORKSHOP to be removed and replaced with Pool/Gym Building - Single ply membrane behind parapet with central rooflight. Aluminium standing seam to link corridor. COACH HOUSE - Necessary repairs only. PROPOSED GARAGE - Tudor Handmade plain clay tiles.

Type:

Chimney

Existing materials and finishes:

Music Room chimney - cement render finish

Proposed materials and finishes:

Music Room chimney to be increased in height with cement render finish to new masonry

Type:

Windows

Existing materials and finishes:

VILLA SOUTH, EAST AND WEST ELEVATIONS - Single glazed painted timber sash and casement windows. VILLA NORTH ELEVATION - Single glazed painted timber sash and casement windows. MUSIC ROOM - Single glazed painted timber sash windows. SERVICE WING - Single glazed painted timber casement windows. WORKSHOP - rolled steel casement windows with perspex panes. COACH HOUSE - single glazed painted timber multi-pane fixed light (arched) and painted timber casement. LONG GARAGE AND 1950s (to be removed) - Single glazed rolled steel casement windows.

Proposed materials and finishes:

VILLA SOUTH, EAST AND WEST ELEVATIONS - All existing windows to be fitted with secondary double glazing. VILLA NORTH ELEVATION - Sash and casement windows to be fitted with slim-line double glazing within existing beads. New slim-line double glazed casement windows at low level to proposed cloakroom. MUSIC ROOM - All existing windows to be fitted with slim-line double glazing within existing beads. SERVICE WING - New painted timber casement windows fitted with slim-line double glazing and slim-line double glazing to 2nd door openings to form fixed light infill. WORKSHOP to be removed - Windows to proposed Pool/Gym Building to be painted timber fixed light double glazed. COACH HOUSE - Secondary double glazing to arch multi-pane fixed light. Slim-line double glazing to timber casement within existing beads. PROPOSED GARAGE - 2nd rooflights

Type:

External doors

Existing materials and finishes:

COACH HOUSE - 2no MC20th painted timber ledge and brace doors to south-east elevation. SERVICE WING - 2no painted timber ledge and brace doors to north elevation.

Proposed materials and finishes:

COACH HOUSE - 1no timber ledge and brace door to south-east elevation to be replaced with painted timber stable door with double glazed top section. SERVICE WING - Existing painted timber ledge and brace doors to remain in place held open on parliament hinges. Openings to be fully glazed with slim-line units.

Type:

Ceilings

Existing materials and finishes:

Generally MC20th lath and plaster and plasterboard/Essex board.

Proposed materials and finishes:

Like-for-like repairs to existing ceilings.

Type:

Internal walls

Existing materials and finishes:

Generally MC20th lath and plaster/plaster finish. Where pre-MC20th wall finishes exist they will be repaired and retained. SERVICE WING - Painted masonry and MC20th lath and plaster/plaster to internal walls. COACH HOUSE - MC20th plasterboard/Essex board internal partition (to be removed) Concrete block partition (to be removed) Painted masonry and plaster to inside of external walls.

Proposed materials and finishes:

SERVICE WING AND COACH HOUSE - Insulated timber lining to external masonry walls. GENERALLY - Like-for-like plaster repairs. New plaster/re-decoration to masonry internal walls. Where pre-MC20th finishes exist they will be repaired and retained.

Type:

Floors

Existing materials and finishes:

SERVICE WING - MC20th concrete floors COACH HOUSE - MC20th concrete floors SECOND FLOOR - Repair/replace MC20th boards as necessary. Pre-MC20th timber floor boards will be repaired and retained.

Proposed materials and finishes:

SERVICE WING AND COACH HOUSE - Insulated limecrete floors with ceramic/sandstone tile finish.

Type:

Internal doors

Existing materials and finishes:

Refer to Historic Building Recordings and Historic Design and Access Statement.

Proposed materials and finishes:

Refer to Historic Building Recordings and Historic Design and Access Statement. COACH HOUSE - Painted timber ledge and brace door to south elevation to be replaced with painted timber top glazed stable door.

Type:

Rainwater goods

Existing materials and finishes:

VILLA - Cast iron rainwater and soil downpipes. 2no lead hoppers and rainwater downpipes.

Proposed materials and finishes:

VILLA - Cast iron rainwater pipes and soil pipes will be repaired/replaced to match existing as necessary. Lead hoppers and pipes to be repaired/refurbished. Generally repairs/replacement to match existing as necessary. PROPOSED GARAGE AND POOL/GYM - Black aluminium gutters, hoppers and downpipes.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac/gravel and concrete

Proposed materials and finishes:

Paviour/cobbles to be confirmed

Type:

Other

Other (please specify):

Stone pillars to Entrance Courtyard

Existing materials and finishes:

2no MC20th dressed stone pillars

Proposed materials and finishes:

Underpinning required to support. Repairs/reconstruction of existing masonry and stone as necessary.

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

2309/FD/003 Location Plan

2309/SD/100 Site Layout Plan

SD/101 Existing Plan (Kitchen A3)

SD/102 Existing 1st & 2nd Floor Plan

SD/103 Existing Elevations

2309/PD/200 Block Plan

PD/201 Proposed Ground Floor Plan

PD/202 Proposed 1st & 2nd Floor Plans

PD/203 Proposed Kitchen

PD/204 Proposed Elevations

PD/205 Proposed Drive

PD/206 Proposed Garage

PD/207 Proposed Roof Section

PD/208 Proposed Roof Details

Heritage Design and Access Statement

Historic building Recording date 26.05.2023 (Service Wing)

Historic building Recording date 08.05.2024 (Villa)

Historic building Recording date 08.05.2024 (Coach House, Workshop, Long Garage, 1950s Garage)

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

Parking

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

2309/PD/200
2309/PD/201
2309/PD/206

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

2309.PD.206
Scale 1:100
Yew 1

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ 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* 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

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Tim

Surname

Millward

Declaration Date

13/09/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & 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

Kay Pilsbury Thomas Architects

Date

16/09/2024