

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000**Application for Listed Building Consent for alterations, extension or demolition of a listed building****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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Kevin

Surname

ODell

Company Name

T&B (Contractors) Ltd

Address

Address line 1

Cottage Farm

Address line 2

Kimpton Bottom

Address line 3

Town/City

Hitchin

County

Country

United Kingdom

Postcode

Sg4 8eu

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Rear single storey extension to kitchen to create space for kitchen diner. This extension will form part of the dwelling previously extended. It was started in 2007 (by previous occupants) and completed in 2016.

Has the development or 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

Demolition of Listed Building

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

- ☐ Yes
☒ No

Related Proposals

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

- ☐ Yes
☒ No

Immunity from Listing

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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).

Question A - only demo surrounds existing external cavity wall originally built in 2007 to create larger space for kitchen / diner.

Question B - new perimeter walls finished in render to match existing. Reuse existing French doors. Roof slope to extend over new extension in tiles to match existing.

Question C - nothing.

Question D - existing plasterboard finishes adapted to suit new layout. Existing Underfloor heating manifold to be slightly moved to suit space. Drawings and photos attached

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:
Roof covering

Existing materials and finishes:
Rosemary clay roof tile currently on all slopes

Proposed materials and finishes:
We have sufficient roof tiles from the batch purchased 10 years ago to complete the new roof areas so will have aged to match existing.

Type:
External doors

Existing materials and finishes:
Under a previous planning application, all new windows and doors were approved as a condition. These windows are doors are painted hardwood with double glazed units.

Proposed materials and finishes:
Carefully take out existing french door and reuse in new position.

Type:
Internal doors

Existing materials and finishes:
Under a previous planning application the internal doors were agreed to be oak plank door

Proposed materials and finishes:
Reuse existing door and frame in new position

Type:
Internal walls

Existing materials and finishes:
Internal walls in the areas adjacent to the extension are standard two coat plaster and emulsion finish

Proposed materials and finishes:
The new walls and ceiling will be painted plasterboard to match existing

Type:
External walls

Existing materials and finishes:
Walls adjacent to the proposed extension are cavity walls finished in Webber Ivory render. These were built 10 years ago.

Proposed materials and finishes:
Webber render to match existing adjacent finish

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

KOD-A-100 Existing floor plans and elevations
KOD-A-101 Proposed floor plans and elevations
3 photos showing current elevations and internal area
Design Access Statement

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

We have contacted Adam Taylor at Broadleaves and Max Underhill at Sperrins Farm, both of which have no issues. These are are two closest neighbours

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

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

Certificates under 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

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 (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

Mr.

First Name

Kevin

Surname

ODell

Declaration Date

07/02/2025

☒ Declaration made

Declaration

I/We hereby apply for 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

Kevin ODell

Date

08/03/2025

Amendments Summary

As per letter 20th Feb, revised site area now included which includes road name and reduced area in red of site area, and blue area of land owned so this application is not considered a major application.

Householder application to follow

