

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	The Bull
Address Line 1	High Street
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Gosmore
Postcode	SG4 7QG

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

Easting (x)	Northing (y)
518789	227059

Description

Applicant Details

Name/Company

Title

First name

Surname

Beare

Company Name

Address

Address line 1

The Bull

Address line 2

High Street

Address line 3

Town/City

Gosmore

County

Hertfordshire

Country

Postcode

SG4 7QG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

WC1H 8HA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Rear Extension at ground floor level and extension at first floor level. Internal and External refurbishment and alterations. Window replacement and refurbishment.

Has the 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)

07/01/2026

Has the work already been completed 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

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

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

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

If the answer to c) is Yes

What is the total volume of the listed building?

765.00	Cubic metres
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What is the volume of the part to be demolished?

35.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

April

Year

1992

(Date must be pre-application submission)

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

1. A small extension to the rear of the property believed to have been consented in December 1986 (prior to listing) ref: 86/01676/1). This part of the building is not sympathetic to the original listed building.
2. The roof and glazed wall of a single-storey extension believed to have been consented in April 1992 (ref: 92/00386/1LB & 92/00387/1). This part of the building is not sympathetic to the original listed building.
3. The roof of a first floor extension believed to have been consented in April 1992 (ref: 92/00386/1LB & 92/00387/1). This part of the building is not sympathetic to the original listed building.

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

1. This is a poor quality extension and the Conservation Officer argued that a good quality single-storey extension across the rear of the property would improve this aspect of the building as the context for the original building.

2. The Conservation Officer requested that this part of the building could be removed to improve visibility of the original listed building from the public realm.

3. The Conservation Officer agreed that the existing arrangement provided inadequate headroom for residential use and that the existing extension (built from Flatten brickwork) was of low quality and not a heritage asset. The reconfiguration of the roof in this area would also improve visibility of the original listed building from the public realm.

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).

Haines Phillips Architects Drawings

As Existing

GA001-PL1, GA100-PL1, GA110-PL1, GA111-PL1, GA112-PL1, GA120-PL1, GA121-PL1, GA122-PL1, GA200-PL1

Demolitions

DM110-PL1, DM111-PL1, DM112-PL1, DM120-PL1, DM121-PL1, DM122-PL1

As Proposed

GA300-PL1, GA310-PL1, GA311-PL1, GA312-PL1, GA350-PL1, GA351-PL1, GA352-PL1, GA400-PL1, GA401-PL1, GA402-PL1, GA500-PL1

Wall Details

GA600-PL1, GA601-PL1, GA602-PL1, GA603-PL1, GA650-PL1

Window Drawings

DA400-PL1, DA401-PL1, DA402-PL1, DA403-PL1, DA404-PL1, DA405-PL1, DA406-PL1, DA407-PL1, DA408-PL1, DA409-PL1, DA410-PL1

Photographs

GA800-PL1, GA801-PL1

Haines Phillips Architects Design and Access Statement

Ward-Booth Partnership Built Heritage Statement Rev A

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:

Plain tile and slate to existing pitched roofs and felt (in poor condition) to existing flat roof

Proposed materials and finishes:

Plain tile and slate to proposed pitched roofs and single-ply membrane covering (anthracite grey RAL 7016) to proposed flat roof

Type:

External walls

Existing materials and finishes:

Fletton brick to existing First Floor extension to rear of original, listed building. Brickwork, painted white to existing Ground Floor, rear extension

Proposed materials and finishes:

Painted render finish to match existing, to proposed First Floor extension to rear of original, listed building. Brickwork painted, to match existing, to proposed First Floor extension to Waterdell Lane accommodation. Flemish-bond plum brickwork, to match original (in listing and visible internally)

Type:

Rainwater goods

Existing materials and finishes:

Black uPVC rainwater goods

Proposed materials and finishes:

Cast-iron look aluminium rainwater goods, Heritage Black finish

Type:

Windows

Existing materials and finishes:

Painted softwood, single-glazed, timber windows with a selection of side- and top-hung casements, painted pale sage

Proposed materials and finishes:

Painted softwood, slimline, double-glazed, timber windows with side-hung casements. New slimline, double-glazed, powder-coated aluminium window in single-storey extension (anthracite grey, RAL 7016) New roof lights, including structural rooflight (fixed, flat) - installed in proposed flat-roofed extension.

Type:

External doors

Existing materials and finishes:

Painted timber French doors with Georgian glazing bars

Proposed materials and finishes:

Double-glazed, sliding aluminium doors with slimline frames, powder-coated, anthracite grey (RAL 7016).

Type:

Internal doors

Existing materials and finishes:

Painted softwood, 6-panel

Proposed materials and finishes:

Painted softwood, 4-panel Crittall-style glazed, double doors between Kitchen and Living Room

Type:

Ceilings

Existing materials and finishes:

Lath and plaster, painted

Proposed materials and finishes:

Plasterboard, painted

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

Haines Phillips Architects Drawings

As Existing

GA001-PL1, GA100-PL1, GA110-PL1, GA111-PL1, GA112-PL1, GA120-PL1, GA121-PL1, GA122-PL1, GA200-PL1

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Photographs

GA800-PL1, GA801-PL1

Haines Phillips Architects Design and Access Statement

Ward-Booth Partnership Built Heritage Statement Rev A

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

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

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

An existing wisteria will need to be pruned slightly but the main stem is well away from the building. It will be protected during the course of the works.

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

25/02346/PREH

Date (must be pre-application submission)

09/02/2026

Details of the pre-application advice received

I consider that the proposed enlargements to the rear would not be substantially harmful to local vernacular, with some views gained due to the projection above the ridge to the rear. A degree of enhancement can be achieved by the erection of the rear extension with the use of high-quality materials.

I do not object to the design impacts arising from changes to fenestration to the existing openings, by introducing new windows with a consistent glazing bar strategy, and by introducing powder coated aluminium doors. I do however object to the proposed introduction of a fire egress door to the Waterdell Lane elevation, and echo the concerns raised by the Conservation Officer that this could potentially give rise to the building appearing to be subdivided when viewed externally.

Replaced rainwater goods, whereby plastic would be replaced by cast-iron effect aluminium goods is considered to be acceptable and would provide some degree of enhancement.

Any changes to the roof material would be acceptable subject to high quality, and/or matching materials being used. The introduction of

Rooflights to the northern roof slope of the extension, and to the flat roof to serve the shower room would be acceptable, particularly given their obscured location within the site from the public realm.

The scale of development is substantial, and would cover a majority of the site, however, a garden area would remain, as would the parking, and therefore, I consider that sufficient undeveloped space within the site would remain to mitigate concerns of overdevelopment. Furthermore, the plot is constrained, given its siting on the corner of 2 roads, and due to its previous use being as a public house. I do not consider that this should prejudice development but do consider that the quantum of development is close to the limit of what would be acceptable.

With regards to the removal of the vaulted gable to the later central addition, and replacing it with a flat roof, is considered to be unobjectionable, subject to the use of a flat roof material, of a shallow pitched zinc roof to the single storey central infill. This would reveal the listed building to some extent.

In design terms, the proposed internal alterations are considered to be acceptable, and would not harm the public realm or the appearance of the building. These changes would pivot the building away from being a public house and update the accommodation to clearly comprise a residential dwelling. This is of note given the prior permission implemented to convert the building into a dwelling. I therefore see no reason to object on this ground.

Recommendations have been made by the Conservation Officer and within the design section of this report. These would result in the regularisation of works, and the improvement of the scheme compared to what was originally proposed and what is present on site. Should these not be taken into consideration, a future planning application may be refused or objected to.

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

First Name

Surname

Declaration Date

19/05/2026

☒ 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

Piers Carlisle

Date

19/05/2026