



**North
Herts
Council**

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

Youngloves Farmhouse

Address Line 1

Southern Green

Address Line 2

Address Line 3

Hertfordshire

Town/city

Rushden

Postcode

SG9 0SP

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

Easting (x)

531104

Northing (y)

231401

Description

Applicant Details

Name/Company

Title

Mrs

First name

Surname

Cooper

Company Name

Address

Address line 1

Youngloves Farmhouse Southern Green

Address line 2

Address line 3

Town/City

Rushden

County

Hertfordshire

Country

Postcode

SG9 0SP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

South Rendered – Remove existing cementitious render to assess the condition of the timber frame and carry out repairs as detailed in the method statement. Dig out and instate footings (trail pits have shown no footing is present) and reinstate brick plinth, install CosyWool insulation between the studs, install 40mm woodfibre board over the studs, render with Best of Lime's Limecote and decorate with Keim Soldalit mineral paint.

South Gable and West - Remove existing weatherboarding to inspect timbers and install natural insulation and replace weatherboard with pre painted softwood, finished in Bedec Black Barn Paint. Repoint masonry removing cementitious mortar and repointing in lime mortar.

Windows – Windows will be inspected, repaired where required and decorated. The two ground floor windows of the south elevation, tile pentice details will be removed and replaced in timber to match other elevations and cills will be extended

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

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).

Elevation drawings - '001 Elevations'

Detail of plinth and foundation Structural Engineers drawing - '15007 - F-01 - Remedial Plinth - Front Wall Section'

Method statement of proposed work and method of Timber repairs (including photos of existing) - 'ING_YNG_LBC_0002_Youngloves - LBC - Survey & Method Statement - 2'

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:
Cementitious roughcast render - white

Proposed materials and finishes:
Cosywool insulation between studs - Woodfibre board over timber frame - Best of Lime Warcote & Limecote applied to woodfibreboard finished smooth - Keim Soldalit (F&B White Tie 2002) applied to lime render

Type:
Other

Other (please specify):
External walls - Weatherboard

Existing materials and finishes:
Softwood Weatherboard, painted Black

Proposed materials and finishes:
Cosywool insulation between studs - New Softwood Weatherboard, painted Bedec Black Barn Paint

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

Elevation drawings - '001 Elevations'
Detail of plinth and foundation Structural Engineers drawing - '15007 - F-01 - Remedial Plinth - Front Wall Section'
Method statement of proposed work and method of Timber repairs (including photos of existing) - 'ING_YNG_LBC_0002_Youngloves - LBC - Survey & Method Statement - 2'
Design and access statement - 'Design and access statement'

Neighbour and Community Consultation

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

- ☐ Yes
☒ No

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

16/03/2025

Details of the pre-application advice received

On a phone call discussed whether it is possible to provide details of Timber Frame Repair methods prior to surveying and knowing the extent of the repair. We have included join details and material specification, the intention would be to photographically record any decayed timber and submit this. Before removing decayed timber back to a sound point and replace/repair using the methods outlined in the Method Statement.

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

First Name

Josh

Surname

Cook

Declaration Date

15/04/2025

☒ 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

Josh Cook

Date

09/05/2025

Location Plan and description, I will send revised elevation and supporting documents by email