

**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         | <input type="text"/>                         |
| Suffix         | <input type="text"/>                         |
| Property Name  | <input type="text" value="Rooks Nest Farm"/> |
| Address Line 1 | <input type="text" value="Rooks Nest Lane"/> |
| Address Line 2 | <input type="text"/>                         |
| Address Line 3 | <input type="text" value="Hertfordshire"/>   |
| Town/city      | <input type="text" value="Therfield"/>       |
| Postcode       | <input type="text" value="SG8 9QX"/>         |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="534342"/> | <input type="text" value="235634"/> |

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Joe

Surname

Williams

Company Name

Address

Address line 1

Rooks Nest Farm Rooks Nest Lane

Address line 2

Address line 3

Town/City

Therfield

County

Hertfordshire

Country

Postcode

SG8 9QX

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

Mr

First name

Pete

Surname

Carr

Company Name

AAC Design

Address

Address line 1

28 Lower Road

Address line 2

Address line 3

Town/City

Breachwood Green

County

Country

United Kingdom

Postcode

SG4 8NS

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Renovation and conversion of existing barn to habitable area.  
Insertion of new windows to front and side elevations, and insertion of two rooflights in rear elevation.  
Installation of mezzanine floor, and erection of a single storey link from main house, following part demolition of existing side store.

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

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?

|        |              |
|--------|--------------|
| 450.00 | Cubic metres |
|--------|--------------|

What is the volume of the part to be demolished?

|      |              |
|------|--------------|
| 6.00 | Cubic metres |
|------|--------------|

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

Month

|         |
|---------|
| January |
|---------|

Year

|      |
|------|
| 1800 |
|------|

(Date must be pre-application submission)

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

|                                                                     |
|---------------------------------------------------------------------|
| Existing later built store, built on to the side of the listed barn |
|---------------------------------------------------------------------|

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

|                                                                                                                |
|----------------------------------------------------------------------------------------------------------------|
| partial demolition is required in order to facilitate the construction of the proposed link to the main house. |
|----------------------------------------------------------------------------------------------------------------|

## 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 attached plans, Design & Access Statement & structural report

## 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:**

Timber clad, with partial areas of corrugated metal sheet

**Proposed materials and finishes:**

Weatherboarding with dark stain applied

**Type:**

Roof covering

**Existing materials and finishes:**

corrugated metal sheet

**Proposed materials and finishes:**

Clay plain tiles

**Type:**

Windows

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Timber framed - glazed units

**Type:**

External doors

**Existing materials and finishes:**

Timber Cart Doors

**Proposed materials and finishes:**

Timber Cart Doors to be repaired or replaced like for like. Behind Cart doors - large multi fold timer framed doors with matching glazed panels above

**Type:**

Floors

**Existing materials and finishes:**

Concrete

**Proposed materials and finishes:**

Insulated Concrete screed on oversite

**Type:**

Internal walls

**Existing materials and finishes:**

Bare Timbers

**Proposed materials and finishes:**

Plasterboard with plaster skim coat between existing exposed timbers.

**Type:**

Ceilings

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Plasterboard with plaster skim coat

**Type:**

Internal doors

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Standard panel wooden doors

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

0450-1b = Existing detail

0450-2b = existing structure

0450-3b = Proposed Detail

0450-BP-a = Block Plan

0450 DAS 2025 = design & Access Statement

0450-4698 structural report

0450-Bat Survey Report of Rooks Nest Farm 2025 - Aug 24

## 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

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

See Block Plan 0450-BP-a

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

Existing Weeping Willow closest to barn may require pruning to facilitate 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

## 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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

## Certificate Of Ownership - Certificate B

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\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☒ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

\*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr & Mrs

First Name

Joe

Surname

Williams

Declaration Date

18/02/2025

☒ 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

Pete Carr

Date

18/02/2025