

Application for Planning Permission; 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	31
Suffix	
Property Name	Chantry House
Address Line 1	West End
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Ashwell
Postcode	SG7 5PH

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

Easting (x)	Northing (y)
526376	239473

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Kilborn

Company Name

Address

Address line 1

Chabtry House

Address line 2

31 WestEnd

Address line 3

Town/City

Ashwell

County

Hertfordshire

Country

GB

Postcode

SG7 5PH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

In line with the Ashwell village plan construction of an east-west orientated, three-bay oak-framed ancillary outbuilding in the south-west corner of the garden of the curtilage, set back from West End and Chantry House. The building will comprise two vehicle bays, to the east and centre, and an enclosed workshop/studio and domestic storage area to the west.

The oak-clad outbuilding will measure 9.22m wide by 6m deep. Maximum ridge height of 6.11m with a 50 degree pitched roof covered in reclaimed handmade clay roof tiles similar in appearance to those on Chantry House's roof. Vehicle access is via the existing access gravel driveway from West End, behind the existing circa 2m-high gates and brick wall. The building will remain ancillary to the main dwelling. No separate dwelling or independent residential accommodation is proposed.

External oak timber will be finished as naturally as practicable. No windows are proposed that would result in direct overlooking of neighbouring residential accommodation. The ground-floor level will be up to 30cm above existing gravel courtyard level. The building will be partially recessed into the existing 70–100cm-high earth embankment, thereby reducing its apparent height and visual impact from surrounding viewpoints. Eastern and central bays to have traditional oak barn doors providing secure vehicle parking. The enclosed western bay will provide domestic storage and a general domestic DIY workshop. An oak pedestrian door gives access from western bay to the garden. Internal door between western and central bays. A ground-floor window will face north towards the current enclosed gravel courtyard.

Proposed outbuilding will run broadly parallel with existing east-west 1.6m-high wall between 27/31 West End. The 3 north-facing dark-framed rooflights will therefore have an orientation designed to minimise the potential for direct overlooking of neighbouring property as this boundary is angled away from the property of 27 West End. The south facing roof, which is mostly screened by the existing flat-roofed 3.2m-high neighbouring Back Street garages and the 1.6m-high brick perimeter wall above the existing 70–100cm-high embankment between 27/31 West End will incorporate integrated solar photovoltaic panels. The solar array will comprise all-black monocrystalline modules installed using an in-roof integrated mounting system, so that the panels sit flush with surrounding handmade clay roof tiles to minimise visual impact while improving the energy efficiency and environmental performance of the Chantry House. Associated PV inverter and battery storage will be located in the existing 1960s brick garage. No PV equipment will be installed on, attached to, or fixed to Chantry House.

The proposed outbuilding will provide secure off-street parking, reducing reliance on on-street parking along West End. Its location and screening will also provide additional visual separation and privacy between the neighbouring properties

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

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

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:

Existing dwelling and curtilage include thatched chantry House that also has handmade clay roof tiles, timber frame lime rendered walls, brick painted walls, timber elements, brick boundary walls, existing gravel driveway/courtyard and established garden/grass areas.

Proposed materials and finishes:

Structural oak frame with high-quality natural oak external cladding. Oak to be left as natural as practicable, with a finish that allows the timber to weather naturally and remain sympathetic to the character of the Chantry House as suggested in the Ashwell Village Plan. Any necessary protective treatment to be clear or natural in appearance.

Type:

Roof covering

Existing materials and finishes:

Existing dwelling and curtilage include thatched Chantry House that also has handmade clay roof tiles, timber frame lime rendered walls, brick painted walls, timber elements, brick boundary walls, existing gravel driveway/courtyard and established garden/grass areas.

Proposed materials and finishes:

50 degree pitched roof clad in reclaimed handmade clay roof tiles, selected to closely match the colour, texture, scale and traditional appearance of the existing handmade clay roof tiles on Chantry House. Tiles to have a natural, weathered appearance to remain sympathetic to the character of the Chantry House as suggested in the Ashwell Village Plan.

Type:

Rainwater goods

Existing materials and finishes:

Chantry house has no rainwater goods for thatched part of the property. For the tiled part of the property there is traditional black guttering and down pipes.

Proposed materials and finishes:

In keeping with Ashwell Village Plan, proposed outbuilding will have similar black rainwater goods and other ancillary external fittings to be of a traditional, visually recessive design and dark/natural finish, selected to complement the oak framing and handmade clay-tile roof. Draining to out of sight water butts for garden plant watering. The overall material palette is intended to be traditional, natural and visually recessive, complementing the existing Chantry House and minimising the visual impact of the new ancillary outbuilding within the listed property's curtilage.

Type:

Windows

Existing materials and finishes:

Wood framed traditional windows on Chantry House.

Proposed materials and finishes:

Traditional timber-framed window to the western workshop/storage bay, facing north towards the enclosed gravel courtyard. On proposed garage dark-framed roof lights in the north-facing roof, with frames in a dark, recessive finish to minimise visual impact.

Type:

Other

Other (please specify):

Solar photovoltaic panels.

Existing materials and finishes:

Chantry House does not have solar panels, rather it is energy and thus environmentally inefficient.

Proposed materials and finishes:

Proposed outbuilding will have predominantly out of sight solar photovoltaic panels: South-facing roof not visible from either West End or Chantry House and mostly hidden from Back Street homes as behind Back Street three bay 3.3m high garage to incorporate premium all-

black monocrystalline photovoltaic modules using an in-roof integrated mounting system. Panels to sit flush with the surrounding reclaimed handmade clay roof tiles rather than projecting above the roof on external rails, creating a visually recessive, non-reflective appearance in line with the Ashwell Village Plan.

Type:

External doors

Existing materials and finishes:

Chantry House has natural finished oak framed doors and frames.

Proposed materials and finishes:

Proposed traditional oak-framed barn doors to the eastern and central vehicle bays, finished in natural oak. Oak pedestrian door between the western workshop/storage bay and garden, also finished in natural oak.

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

Trade Oak Drawing No. 36910 – 3 Bay Garage, dated 23/07/26.

Site Area

What is the measurement of the site area? (numeric characters only).

840.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Private residential garden, disused chicken pen and gravel driveway of 31 West End/Chantry House.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

3

Total proposed (including spaces retained):

5

Difference in spaces:

2

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

No foul sewage

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
- ☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
- ☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
- ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
- ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
- ☒ No

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development site area of 0.2 hectares or below

Are there any priority habitats on or within 500m of your site?:

No

Can you evidence that you carried out a site assessment if the local authority disputes the presence of priority habitats?:

Yes

Please justify the reason why biodiversity net gain does not apply:

The proposed development is exempt from the Biodiversity Gain Condition under the 0.2 hectare exemption. The application site within the red-line boundary has an area of approximately 730 m² (0.073 hectares), which is below the 0.2 hectare threshold. The proposed development does not impact onsite priority habitat.

Please read the help text for further information why developments may be exempt or not in scope.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ 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

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?
E.g. All the land is owned by a single individual

- ☒ 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

David

Surname

Kilborn

Declaration Date

19/08/2026

☒ Declaration made

Declaration

I/We hereby apply for Full 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

David Kilborn

Date

21/08/2026