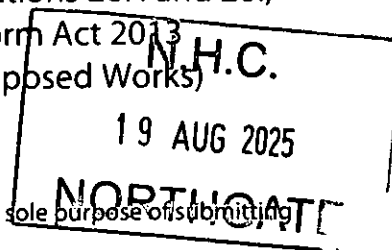


Application for a Certificate of Lawfulness of Proposed Works to a Listed Building

The Planning (Listed Buildings and Conservation Areas) Act 1990: sections 26H and 26I,
as inserted by section 61 of the Enterprise and Regulatory Reform Act 2013

The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works)
Regulations 2014



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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address	2. Agent Name and Address
Title: Mrs First name: Elizabeth	Title: N.A. First name:
Last name: Chandler	Last name:
Company (optional):	Company (optional):
Unit: House number: 73 House suffix:	Unit: House number: House suffix:
House name: Kirby Manor	House name:
Address 1: High Street	Address 1:
Address 2:	Address 2:
Address 3:	Address 3:
Town: Ashwell	Town:
County: Herts	County:
Country: England	Country:
Postcode: SG7 5NP	Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date DD/MM/YYYY:
(must be pre-application submission)

Details of pre-application advice received?

09/08/25 Listed building enquiry form found online and completed. 11/8/25 Rang Council as instructions for adding photos not received, and emailed photos showing location of proposed flue and case reference. 12/8/25 Email to me asking for my address to treat photos as general planning enquiry. 13/8/25 I responded with email explaining details and URGENCY as this work is required to stop overflowing water on current system. 14/8/25 Emails from TH stating form needed etc

5. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked):

Grade I ☐ Grade II* ☐ Grade II ☒ Don't know ☐

6. Description of Proposed Works

Please provide a detailed description of the proposed works (including existing and proposed materials and finishes) together with details of those part(s) of the building that are likely to be affected. A plan should also be included which clearly identifies the listed building to which your application relates (drawn to an identified scale and showing the direction of North):

URGENT work to rectify continuous overflow which is staining roof (may be damaging internal structures) and is continuously wasting water.

Work comprises: To put a 100mm flue pipe through the wall to the left of the blue door in attached photo b.

The flue and its external appearance are shown in photo g.

The location plan of the building (yellow rectangle) and the flue (red dot) is shown in picture h.

We have consulted with British Gas who have made 2 site visits (Heating Advisor then Heating Advisor with Senior Engineer) and concluded that as the overflowing header tank (photo f) for the current system is inaccessible from either attic space (fitted during major redevelopment and reroofing of annex). The solution is replacement of 30+ year old boiler with more modern one but this requires fitting of flue pipe through the wall, as the existing flue route up the chimney cannot be used - as advised by British Gas.

7. Grounds for Application

Please state why you consider that a Certificate of Lawfulness of Proposed Works should be granted for these works i.e. why they do not require listed building consent and will not affect the character of the listed building as a building of special architectural or historic interest:

The ground floor along Bear Lane was a gutted dental surgery when we bought the property in 1993. We made extensive internal alterations working with the listed buildings officer, Liz Marten. The Bear Lane was preserved and the roof preserved but relaid with 2 new roof lights included. As can be seen from the attached plan (photos i and j) and photo b in particular we were allowed to make considerable alterations to the wall facing our garden as this had already been rebuilt in modern brick and breeze block. The recessed wall that British Gas advise putting the 100mm flue pipe through had a new doorway fitted, 2 new vents for the boiler, an external light switch and an external light. The appearance will be easily restored in the future should the flue become redundant.

Please list any supporting documentary evidence which accompanies this application:

1. photos a to g
2. h location plan for Kirby Manor (scale not known)
3. i Plan of annex from 1995 showing work subsequently done
4. j plan of siting of proposed flue on annex garden elevation
- 5.

8. Certificate of Lawfulness of Proposed Works - Interest in Listed Building

Please state the applicant's interest in the listed building?

Owner: ☒ Yes ☐ No

Lessee: ☐ Yes ☐ No

Occupier: ☐ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		☐	☐

If No to all the above, please give names and addresses of anyone you know who has an interest in the listed building:

Name	Address	Nature of interest in the listed building	Have they been informed of the application?		If they have not been informed of the application please explain why not
			Yes	No	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

9. Authority Employee / 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 following statements apply to you and/or agent? ☐ Yes

☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

10. Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all the 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.

The burden of proof in a Certificate of Lawfulness of Proposed Works is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form:



The original and 3 copies of such evidence verifying the information included in the application as you can provide:



The original and 3 copies of a plan which identifies the listed building to which the application relates drawn to an identified scale and showing the direction of North:



11. Declaration

I/we hereby apply for a Certificate of Lawfulness of Proposed Works as described in this form 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.

Signed - Applicant

E Chandler

Or signed - Agent

Date (DD/MM/YYYY):

16/08/2025

(date cannot be pre-application submission)

WARNING:

Section 26J of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 26(6) enables the authority to revoke a Certificate they may have issued as a result of such false or misleading information.

12. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

13. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

14. 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? (Please select only one)



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: