

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

William

Surname

Shaw

Company Name

Address

Address line 1

The Old Granary Church End

Address line 2

Address line 3

Town/City

Barley

County

Hertfordshire

Country

Postcode

SG8 8JW

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

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)

We are applying for a Certificate of Lawful development to a Listed Building. Work was completed in 2020 to extend the listed building in accordance with planning approval (ref: 18/02096/FPH and Listed Building Consent (ref: 18/02097/LBC).

Since completing the work the roof to the new modern extension is leaking and s in need of some minor repair to prevent water damage internally. The repair work is limited to the removal of part of the new roof light and the introduction of a smaller roof light within a small area of new zinc to match the existing zinc.

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

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

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

The proposal is to remove a roof light (built in 2020) within the zinc roof of a modern extension to the listed building and replace it with a smaller roof light within a new area of zinc work that will match the zinc in the modern roof.

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

We need to undertake the work to prevent water damage as the modern roof is leaking.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Work was completed in 2020 to extend the listed building in accordance with planning approval (ref: 18/02096/FPH and Listed Building Consent (ref: 18/02097/LBC).

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: Roof covering Existing materials and finishes: Brown zinc Proposed materials and finishes: Brown zinc
Type: Other Other (please specify): Roof light in modern roof Existing materials and finishes: Double glazed powder coated aluminium framed roof light. Proposed materials and finishes: Double glazed powder coated aluminium framed roof light.

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

Drawings - Approved (as-built) and Proposed 12C-Existing roof plan.pdf 12D- roof plan.pdf 20B- elevations.pdf 20C - elevations.pdf 2567-003 site plan.pdf

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

email: 26/00599/GEN - The Old Granary

Date (must be pre-application submission)

16/03/2026

Details of the pre-application advice received

Email received from William stated"

"From the listed building consent perspective, I have discussed this matter with our Conservation Officer and he is of the opinion that the works you have proposed would not affect the special character of the listed building and, therefore, may require a listed building consent application. To formalise this proposed change, you could apply for a lawful development certificate of proposed works to a listed building (not to be confused with a planning LDC), these do not include a consultation period. I have attached information.

However, from a planning permission perspective, you are likely to require a Section 73 A (S73A) application to formalise the deviation from the originally submitted plans in the original grant of permission under 18/02096/FPH. This would be an application for the variation of Condition 2. This does include a consultation period.

The Conservation Officer and I are in agreement that the works you have proposed are not contentious and are not likely to affect the special character of the listed building. I would suggest that the most straightforward way to grant permission/consent for these works would be to submit concurrent S73A/LBC applications similar to the permission/consent granted under 18/02096/FPH/18/02097/LBC.

Please note this is an informal officer opinion."

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

Mr

First Name

Richard

Surname

Owers

Declaration Date

24/04/2026

☒ 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

Richard Owers

Date

24/04/2026