

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

Mrs

First name

Katherine

Surname

Woodhead

Company Name

The Old Bull

Address

Address line 1

98-100 High Street

Address line 2

Codicote

Address line 3

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG4 8XE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

To apply 2 coats of Paint-Rid (see below) to all exterior masonry surfaces, where modern plastic paint has been applied by previous owners.
To use the DOFF system of low pressure and high temperature steam to remove all modern paints from the front of the property.

DOFF contingency/info:

- Debris will be collected as it falls to the ground as best as possible using a water permeable membrane, but there will inevitably be some stray flecks of paint that escape.
- DOFF uses 6 litres of water per minute of operation – much of it escapes as steam, while the rest inevitably falls to the ground. Due to the high temperature, the walls will not become saturated and will dry out in a few hours or days, depending on the time of year.
- Because no caustic chemicals are used, the waste water is fit to enter the water table.

Paint-RidTM:

Due to the relatively uncertain nature of paint removal – thickness of layers, what type of paint, lead based etc – stubborn or extremely thick paint may need 1 or more applications of Paint-Rid. Paint-Rid is a water-soluble paint softener that maximizes the effect of the steam on the paint and ideally needs at least a 12 hour dwell time to be effective. This can lessen the time taken to remove paint, making the use of the DOFF gentler and more efficient.

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).

This application relates to the removal of inappropriate modern materials used to re-point, render and paint the house. These materials have led to degradation and cracking on the exterior, as well as blown plaster and damp issues on the interior (likely also due to gypsum plaster and modern paints being used in the house under previous ownership). Removal methods have been detailed in the application. Until these renders and paints are removed it is impossible to tell what remedial works will be required to repair the building so these cannot yet be described in detail; however, it is anticipated that some lime repairs and repointing may be required to the exterior brickwork, before using limewash / breathable paint to restore the house to its white finish as has been its look for hundreds of years. Once this has been completed, some minor repairs to internal plaster may be required. We have therefore selected 'yes' to (d) above to cover this requirement in future; however this will be determined in due course once the building is able to breathe again.

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:

Modern plastic masonry paint covering concrete and cement repairs. These are not appropriate for the listed building.

Proposed materials and finishes:

The mortar will be provided by a specialist company called Ty-Mawr. We will remove the existing render with hand tools. We will apply two coats of Haired Lime mortar to the prepared brickwork. The first coat will be a haired lime mortar called the scratchcoat. The second coat will be a haired lime mortar called the devil float coat. We will apply an external top coat of Lime putty. We will apply a breathable paint when the Lime mortar has dried.

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

Design and access statement included with this application.

Neighbour and Community Consultation

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

- ☒ Yes
☐ No

If Yes, please provide details

Neighbours have been informed about the scaffolding that would be required while the work is carried out. The building would look the same as it does now on completion; it would just be redone with appropriate heritage materials to protect and preserve the building. There will be no effect on our neighbours or the community other than during the work itself which will only be a short process.

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

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

Mrs

First Name

Katherine

Surname

Woodhead

Declaration Date

05/05/2025

☒ 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

Katherine Woodhead

Date

06/05/2026