

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 13-14

Suffix

Property Name Old Well Cottage

Address Line 1

The Green

Address Line 2

Address Line 3

Hertfordshire

Town/city

Kimpton

Postcode

SG4 8RZ

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

Easting (x)

517649

Northing (y)

218431

Description

Applicant Details

Name/Company

Title

First name

Emma

Surname

Niklaus

Company Name

Address

Address line 1

13-14 The Green

Address line 2

Address line 3

Town/City

Kimpton

County

Hertfordshire

Country

UK

Postcode

SG4 8RZ

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

Planning Portal Reference: PP-15054110

Secondary number

Fax number

Email address

Agent Details Name/Company Title

Mr

First name

Nicholas

Surname

Taylor

Company Name

Wagtail Joinery Ltd

Address

Address line 1

Unit C3-5

Address line 2

Manor Farm

Address line 3

Town/City

Upper Stondon

County

Bedfordshire

Country

GB

Postcode

SG16 6LJ

Contact Details

Primary number

[REDACTED]

Secondary number

Fax number

Email address

info@wagtailjoinery.co.uk

Description of Proposed Works

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

To replace windows to front (WG7, WG8, WG9, WF2, WF3, WF4), side (WG1, WG3) and rear (WG2, WG4, WG5, WG6, WF1) with timber 16mm double-glazed units and replace 2no. door sets (DG1 and DG2) to rear.

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

Planning Portal Reference: PP-15054110

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

26/01870/LBC 15 The Green, Kimpton

26/01871/LBC 16 The Green, Kimpton

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).

Drawings attached

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:

Windows

Existing materials and finishes:

Timber - painted white; Glass - Single; Ironmongery - black iron

Proposed materials and finishes:

Timber - Accoya - painted white; Glass - Heritage slimline double glazing ; Ironmongery - Black iron, reusing existing when possible

Type:

External doors

Existing materials and finishes:

Timber - stained brown; Glass - single ; Ironmongery - brass effect

Proposed materials and finishes:

Timber - Accoya - painted white; Glass - Heritage slimline double glazing; Ironmongery - black iron effect

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

Attached

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

Planning Portal Reference: PP-15054110

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

- Yes
- No

Is the land owned by multiple individuals where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- 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 (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 this application relates.

Planning Portal Reference: PP-15054110

Owner

Name of Owner:

Householder

House name:

Number:

1

Suffix:

Address line 1:

The Green

Address Line 2:

Town/City:

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:

Number:

2

Suffix:

Address line 1:

The Green

Address Line 2:

Town/City:

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:

Number:

3

Suffix:

Address line 1:

The Green

Address Line 2:

Town/City:

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

Planning Portal Reference: PP-15054110

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:

Number:

4

Suffix:

Address line 1:

The Green

Address Line 2:

Town/City:

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:

Number:

5

Suffix:

Address line 1:

The Green

Address Line 2:

Town/City:

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:

Number:

8

Suffix:

Address line 1:

The Green

Address Line 2:

Town/City:

Kimpton

Postcode:

SG4 8RZ

Planning Portal Reference: PP-15054110

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:

Number:

9

Suffix:

Address line 1:

The Green

Address Line 2:

Town/City:

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:

Number:

10

Suffix:

Address line 1:

The Green

Address Line 2:

Town/City:

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:

The Chapel

Number:**Suffix:****Address line 1:**

The Green

Address Line 2:**Town/City:**

Kimpton

Postcode:

Planning Portal Reference: PP-15054110

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:**Name of Owner:**

Householder

House name:**Number:**

17

Suffix:**Address line 1:**

The Green

Address Line 2:**Town/City:**

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Name of Owner:

Householder

House name:**Number:**

18

Suffix:**Address line 1:**

The Green

Address Line 2:**Town/City:**

Kimpton

Postcode:

SG4 8RZ

Date notice served (DD/MM/YYYY):

31/08/2026

Person Family Name:

Person Role

The Applicant

The Agent

Title

First Name

Nicholas

Planning Portal Reference: PP-15054110

Surname

Taylor

Declaration Date

13/08/2026

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



Date

13/08/2026

Amendments Summary

Change to description of works

Site location updated

Change of ownership details

Planning Portal Reference: PP-15054110