

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Internal re-modelling and refurbishment of the former Baldock Methodist Church including demolition of 1980s insertions, installation of a new first floor throughout the building, provision of new external fire escape stair and fire exit to the rear of the building, addition of rooflights to the slated roof, together with associated external alterations, installation of a new church sign board, hard landscaping works and removal of the yew tree within the front curtilage.

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).

MP-BMC-XX-DR-A-001-PL1 - Location Plan
MP-BMC-XX-DR-A-002-PL1 - Block Plan and Existing Roof Plan
MP-BMC-XX-DR-A-003-PL1 - Existing Site Plan
MP-BMC-XX-DR-A-004-PL1 - Existing Site Cross Section
MP-BMC-XX-DR-A-005-PL1 - Existing Site Elevation from Whitehorse Street
MP-BMC-00-DR-A-006-PL1 - Existing Ground Floor Plan
MP-BMC-01-DR-A-007-PL1 - Existing First Floor Plan
MP-BMC-ZZ-DR-A-008-PL1 - Existing South-East and North-East Elevations
MP-BMC-ZZ-DR-A-009-PL1 - Existing North-West and South-West Elevations
MP-BMC-ZZ-DR-A-010-PL1 - Existing Sections A and B
MP-BMC-XX-DR-A-011-PL1 - Demolition Site Plan
MP-BMC-00-DR-A-012-PL1 - Demolition Ground Floor Plan
MP-BMC-01-DR-A-013-PL1 - Demolition First Floor Plan
MP-BMC-ZZ-DR-A-014-PL1 - Demolition South-East and North-East Elevations
MP-BMC-ZZ-DR-A-015-PL1 - Demolition North-West and South-West Elevations
MP-BMC-ZZ-DR-A-016-PL1 - Demolition Sections A and B

MP-BMC-XX-DR-A-020-PL1 - Proposed Site Plan
MP-BMC-XX-DR-A-021-PL1 - Proposed Site Cross Section
MP-BMC-XX-DR-A-022-PL1 - Proposed Site Elevation from Whitehorse Street
MP-BMC-00-DR-A-023-PL1 - Proposed Ground Floor Plan
MP-BMC-00-DR-A-024-PL1 - Proposed Ground Floor Plan - Indicative Loose Furniture Layouts
MP-BMC-01-DR-A-025-PL1 - Proposed First Floor Plan
MP-BMC-01-DR-A-026-PL1 - Proposed First Floor Plan - Indicative Loose Furniture Layouts
MP-BMC-ZZ-DR-A-027-PL1 - Proposed South-East and North-East Elevations
MP-BMC-ZZ-DR-A-028-PL1 - Proposed North-West and South-West Elevations
MP-BMC-ZZ-DR-A-029-PL1 - Proposed Sections A and B
MP-BMC-ZZ-DR-A-030-PL1 - Proposed Sections C and D
MP-BMC-RP-DR-A-035-PL1 - Proposed Roof Plan
MP-BMC-RC-DR-A-041-PL1 - Proposed First Floor Reflected Ceiling Plan
MP-BMC-00-DR-A-050-PL1 - Proposed New First Floor Structure

MP-BMC-ZZ-V-A-060_PL1 - 3D Proposed illustrative visual 01
MP-BMC-ZZ-V-A-061_PL1 - 3D Proposed illustrative visual 02
MP-BMC-ZZ-V-A-062_PL1 - 3D Proposed illustrative visual 03
MP-BMC-ZZ-V-A-063_PL1 - 3D Proposed illustrative visual 04

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:

Red brickwork with cement mortar with cream painted concrete features.

Proposed materials and finishes:

Red brickwork with cement mortar with cream painted concrete features. (Minor making-good where necessary to carry out the proposals.)

Type:

Roof covering

Existing materials and finishes:

Slate roofing.

Proposed materials and finishes:

Slate roofing. (Minor making-good where necessary to carry out the proposals.) 8 new rooflights to be added, finished in grey powder coated aluminium, similar in colour to the roof slates

Type:

External doors

Existing materials and finishes:

Ornate timber front double door, medium Oak stained finish. 1980s plain timber fire escape doors to rear elevation x 2, painted dark green.

Proposed materials and finishes:

Ornate timber front double door. To be refurbished, like-for-like. 1980s plain timber doors x 2 replaced with similar doors, finished in dark red colour, similar to brickwork. New timber first floor fire escape double door to rear elevation, finished in dark red colour, similar to brickwork.

Type:

Ceilings

Existing materials and finishes:

Plastered ceiling, exposed ornate roof structure and ornate ventilation rose pattern grilles.

Proposed materials and finishes:

FIRST FLOOR (BELOW ROOF) Existing plastered ceiling, exposed ornate roof structure and ornate ventilation rose pattern grilles all to be refurbished/repainted, like-for-like. New ventilation grilles x 8, colour to match ceiling New access hatch to roof void, colour to match ceiling 8 new rooflight windows to be added, internal colour to match ceiling GROUND FLOOR New painted plasterboard ceilings painted white, tapered towards windows. Bulkheads to structural steelwork and M&E services

Type:

Internal walls

Existing materials and finishes:

Painted plaster in neutral tones Decorative leaded glass panes currently located to front of church, mounted on wall behind raised platform area. These are thought to have originated from the church entrance vestibule screen.

Proposed materials and finishes:

Existing plaster made good as necessary and re-painted in neutral tones. All new internal walls to be constructed in lightweight plasterboard construction. Decorative leaded glass panes currently located to front of church to be removed and incorporated into new first floor vestibule. New wall mounted plain glass balustrades to all low-level windows on the first floor.

Type:

Floors

Existing materials and finishes:

Carpet finish

Proposed materials and finishes:

Existing and new floor finishes to be a combination of luxury vinyl flooring and carpet in neutral tones.

Type:

Internal doors

Existing materials and finishes:

1980s dark red timber veneered doors with vision panels

Proposed materials and finishes:

New light coloured hardwood timber doors and frames throughout. Main circulation doors to be mainly glazed. Matching bi-folding doors to the ground floor classrooms Inside faces of new external doors to rear elevation, ground floor, in matching light coloured hardwood Inside face of new external doors to rear elevation, first floor, to match wall colour Automated double door between front porch and foyer to be fully glazed within a stainless steel frame

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Iron railings and gates to front boundary painted black with gold tips Dilapidated timber gate formed in close boarded fence slats at entrance to side passage

Proposed materials and finishes:

Existing iron railings and gates to front boundary to be refurbished and repainted to match existing Dilapidated timber gate formed in close boarded fence slats at entrance to side passage to be replaced with new gate along similar lines

Type:

Vehicle access and hard standing

Existing materials and finishes:

Asphalt surfaces to front curtilage and side passage Raised in-situ concrete slab to rear of church

Proposed materials and finishes:

Hardstanding to front curtilage to be modestly increased in size and finished in Sandstone. Paths to be re-surfaced in matching Sandstone. Existing raised in-situ concrete slab to rear of church to be removed. New concrete paving to be provided at a reduced level to eliminate steps at the church fire exit doors and within the path.

Type:

Lighting

Existing materials and finishes:

INTERNAL 1980s pendant lights to church Fluorescent tube lights to other rooms EXTERNAL Mini floodlight above front door Bulkhead lights to side and rear passage

Proposed materials and finishes:

INTERNAL Enclosed pendant lights to first floor with uplights to illuminate the ornate roof structure Recessed downlights to ground floor rooms EXTERNAL Replace existing lighting above front door and to side and rear passages Bollard lights to new paved hardstanding Two column lights located at extreme edges of front curtilage (directed solely towards the front paved area at ground level only)

Type:

Other

Other (please specify):

New external fire escape staircase

Existing materials and finishes:

N/A

Proposed materials and finishes:

Steel staircase in sympathetic design painted in a brick red colour, similar to the existing wall colour

Type:

Windows

Existing materials and finishes:

Interior stone window frames to side elevations painted in neutral tone

Proposed materials and finishes:

Interior stone window frames to side elevations painted in neutral tone - to be repainted in neutral tone New secondary windows to interior of ground floor side elevations only. Frames to be openable formed in polyester powder coated aluminium with double glazing - colour to match walls. Framing members to align with existing windows behind. (The purpose of the secondary windows is to provide acoustic separation between the church at first floor level and the rooms at ground floor level.)

Type:

Other

Other (please specify):

Church sign

Existing materials and finishes:

N/A (removed)

Proposed materials and finishes:

Traditional light oak timber sign board, not exceeding 1.2m2

Type:

Other

Other (please specify):

Raised platform with baptistry

Existing materials and finishes:

N/A

Proposed materials and finishes:

Raised platform incorporating a covered baptistry, height 2 steps above floor level. Light coloured vertical timber battened fascia to front of platform, with imitation stone capping and imitation stone flooring. Centrally mounted curved pulpit raised 1 step above raised platform. Pulpit materials to match raised platform.

Type:

Other

Other (please specify):

Air source heat pump cabinet

Existing materials and finishes:

N/A

Proposed materials and finishes:

Polyester powder coated metal dark green louvred cabinet.

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

Heritage Statement

Statement of Need

Pre-App Response

MP-BMC-XX-DR-A-001-PL1 - Location Plan

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MP-BMC-ZZ-DR-A-010-PL1 - Existing Sections A and B

MP-BMC-XX-DR-A-011-PL1 - Demolition Site Plan

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MP-BMC-ZZ-V-A-061-PL1 - Proposed Illustrative Visual 2

MP-BMC-ZZ-V-A-062-PL1 - Proposed Illustrative Visual 3

MP-BMC-ZZ-V-A-063-PL1 - Proposed Illustrative Visual 4

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

26/00050/PRELB

Date (must be pre-application submission)

13/01/2026

Details of the pre-application advice received

See letter dated 02/03/2026 as attached to this application.

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

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

Andrew

Surname

Rayner

Declaration Date

16/06/2026

☒ 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

Andrew Rayner

Date

23/06/2026

