

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	Barnham Court
Address line 1	Church Lane
Address line 2	
Address line 3	
Town/city	Barnham
Postcode	PO22 0BP
Description of site location must be completed if postcode is not known:	
Easting (x)	495577
Northing (y)	103572

Description	
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2. Applicant Details

Title	Mr
First name	William
Surname	Bolland
Company name	
Address line 1	Barnham Court
Address line 2	Church Lane
Address line 3	

2. Applicant Details

Town/city

Barnham

Country

Postcode

PO22 0BP

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Construction of a garage space and Gardener's Shed in SW courtyard area of property, in similar design to neighbouring former barns and other buildings on property.

Has the work already been started without consent? ☐ Yes ☒ No

5. 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

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☐ Yes ☒ No

9. 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

9. Materials

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	n/a	Facing brick with matt stained, oak feathered edge boarding
Roof covering	n/a	Plain clay tiles matching neighbouring former barns
Windows	n/a	Conservation style roof lights on south face of garage roof; wooden windows matching existing house windows.
Other Garage & Gardener's Shed doors	n/a	Overlappin, sliding timber framed garage doors (3) to match sliding doors on stable block
Other Internal Staircase	n/a	Wooden internal staircase with quarter turn to suit roofline above, and to access roof space.
Vehicle access and hard standing	n/a	MOT sub base with 50-75mm cotswold golden sand matching the other driveways/path on property.
Rainwater goods	n/a	Metal half round gutters and downpipes

Are you submitting 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

See Plans referenced - Drawing numbers 278/01, 278/02, 278/03 and Design and Access statement.

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

11. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

The proposed construction of the Courtyard garage would enable parking of private cars/property garden machinery away from the main house with the ability to turn within the same area. The existing space next door to the stables is not suitable for cars and wasn't designed for motor vehicles.

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Please see Plan - drawing number 278/01 - proposed Site Plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

13. Site Visit

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

14. 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	Messrs
First name	
Surname	Cross & White
Reference	PAA/29/20

Date (Must be pre-application submission)

10/03/2020

Details of the pre-application advice received

The application for the pre-application advice included reference to a possible caretaker's accommodation on the top floor of the east/west wing and an additional smaller north/south wing. Further discussions and a meeting, via tele-con, on 19-May 20 were held. To address the issues raised in the pre-application advice, removal of the accommodation element and reduction of the size of the development have been made. The full application includes keeping the roof line no taller than the neighbouring former barns at Barnham Court Farm and reducing the scale of the building. These changes to the design of the pre-planning advice application address the raised issues of (1) potential erosion of open spaces between heritage assets which are a feature of the Barnham, Church Lane Conservation Area and, (2) potential encroachment towards both Barnham Court and the Parish Church.

15. 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.

☐ Yes ☒ No

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?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Mr
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16. Ownership Certificates and Agricultural Land Declaration

First name	William
Surname	Bolland
Declaration date	13/06/2020

☒ Declaration made

17. Declaration

I/we hereby apply for planning permission/consent 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. ☒

Date (cannot be pre-application)	13/06/2020
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