

Application for listed building consent for alterations, extension or demolition of a listed building.

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                                                            | Wayside Cottage |
| Address line 1                                                           | Burndell Road   |
| Address line 2                                                           |                 |
| Address line 3                                                           |                 |
| Town/city                                                                | Yapton          |
| Postcode                                                                 | BN18 0HP        |
| Description of site location must be completed if postcode is not known: |                 |
| Easting (x)                                                              | 498331          |
| Northing (y)                                                             | 102996          |
| Description                                                              |                 |

**2. Applicant Details**

|                |                                |
|----------------|--------------------------------|
| Title          |                                |
| First name     |                                |
| Surname        | Miss M Parrish & Mr C Saunders |
| Company name   |                                |
| Address line 1 | Manor Cottage                  |
| Address line 2 | Saltham Lane, Runcton          |
| Address line 3 |                                |
| Town/city      | Chichester                     |

2. Applicant Details

Country

Postcode

PO20 1PU

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mrs

First name

Lisa

Surname

Brown

Company name

Address line 1

Manor Cottage

Address line 2

Manor Cottage, Saltham Lane

Address line 3

Runcton

Town/city

CHICHESTER

Country

United Kingdom

Postcode

PO20 1PU

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

•Thatch & Timber Roof Structure - Removal of old wire, thatch and pitch-based membrane from existing roof structure. Treat as necessary for woodworm. Cut and pitch new roof rafters alongside existing. Install collar ties between alternating rafter ties. Install mineral board/breather membrane. Counter batten ready for new thatch. Rethatch in Norfolk reed with straw block patterned ridge. Wood fibreboard and lime plaster finish to underside of new collar-ties to leave old ceiling joists exposed within bedrooms.

•Fenestration - Removal of rotten softwood window frames. Replacement of windows with hardwood single glazed Georgian bar casement windows. Install black antique style window furniture.

•Dormers & Side Roof - Removal of rotten roof rafters, wooden cladding and roof felt from dilapidated dormer structure. Installation of new wall plate and rafters with overhang to provide exposed rafter ends. Felt & batten pitched roof, re-tile using original and reclaimed clay tiles. Installing lead flashing and soakers to dormers. Install zinc flat roof covering to dormers. Install heritage style rainwater gutters and downpipes. Install new hardwood casement windows.

•Ground Floor Flooring - Removal of modern concrete & screed floor to ground floor, removal of clay brick slips from under the screed to reuse. Lay Geotextile membrane, followed by Glapor recycled foamed glass layer, then a further layer of Geotextile, installing cork boards as edge insulation and expansion joint. Install Geogrid to areas having UFH, install heating pipes. A natural hydraulic lime, aggregate & screed fibre mix provides the surface finish.

•Single Storey Extension - Removal of leaking felt roof covering, OSB board, plastic rainwater goods and fascia board from the single storey extension. Build up the walls of the existing extension to form a small parapet wall. Finish with a double-chamfered wall coping stone. install new rubberised roof covering. Install heritage style rainwater goods.

Please see more detailed descriptions for each of the above items, attached to this application.

Has the development or work already been started without consent?

☐ Yes ☒ No

ARON DISTRICT COUNCIL Y/124/27/L

Planning Portal Reference: PP-09661629

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. Demolition of Listed Building

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

7. 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:

Planning application for dropped kerb to enable access to parking area at Wayside Cottage. Application reference no. Y/65/21/HH. Permit 6/8/21.

8. Immunity from Listing

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

9. 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).

Design and Access Statement (including Heritage Statement) attached.  
Block plan attached.  
Location plan attached.  
Existing and Proposed Elevations drawings attached.  
Dormers and Side Roof Method Statement and Schedule of Materials.  
Fenestration Method Statement and Schedule of Materials.  
Ground Floor Flooring Method Statement and Schedule of Materials.  
Single Storey Extension Method Statement and Schedule of Materials.  
Thatch and Timber Roof Structure Method Statement and Schedule of Materials.

10. 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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

| Type          | Existing materials and finishes                   | Proposed materials and finishes                           |
|---------------|---------------------------------------------------|-----------------------------------------------------------|
| Roof covering | Norfolk Reed thatch with straw ridge to main roof | Norfolk reed with stainless steel wire and screw fixings. |

## 10. Materials

| Type                                 | Existing materials and finishes                                                                    | Proposed materials and finishes                                                                                                                                                                                                                                |
|--------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | structure.                                                                                         | Ridge of straw.<br>¾ inch galvanised wire mesh to ridge.                                                                                                                                                                                                       |
| External Doors                       | Softwood, single glazed casement style patio doors.                                                | Replacement hardwood, single glazed casement style patio doors.                                                                                                                                                                                                |
| Windows                              | Single-glazed modern softwood casement windows with an assortment of 1970's/80's window furniture. | Replacement single-glazed hardwood Georgian bar casement windows with antique black window furniture.                                                                                                                                                          |
| Other Roof Structure / Roof Timbers. | A mixture of old original and modern rafters/ceiling joists.                                       | New roof rafters using 150mm x 50mm C24 modern sawn, treated timbers.<br>Install collar ties between alternating rafter ties.<br>Install mineral board/breather membrane.                                                                                      |
| External Walls                       | Modern exterior paint,                                                                             | Farrow & Ball exterior masonry paint in 'White Tie'.                                                                                                                                                                                                           |
| Rainwater goods                      | UPVC black plastic rainwater goods.                                                                | Heritage cast iron effect rainwater goods.                                                                                                                                                                                                                     |
| Other Insulation                     | Rockwool insulation.                                                                               | Sheep's wool insulation.                                                                                                                                                                                                                                       |
| Other Side Roof                      | Clay tiles.                                                                                        | Reclaimed clay tile to match existing as required.                                                                                                                                                                                                             |
| Other Dormer windows                 | Wooden cladding and felt roof covering                                                             | Pre-weathered zinc cladding VM Zinc 'Quartz Plus'.                                                                                                                                                                                                             |
| Ceilings                             | Gyproc plasterboard and plaster, painted in modern emulsion.                                       | 'Steico Therm' wood fibre board and 'Lime Green Solo' lime plaster finish. Painted in traditional lime wash paint.                                                                                                                                             |
| Floors                               | Modern quarry tile. Screed on concrete and modern brick slip finishes laid on earth.               | Geotextile membrane, Glapor recycled foamed glass layer. Cork expansion strip. Geogrid. A mix of natural hydraulic lime, aggregate and screed fibres for surface finish. Reuse of brick slips once quantity salvaged is known.                                 |
| Other Single Storey Extension        | OSB board, felt roof with fascia board, plastic rainwater goods.                                   | Bricks for parapet wall. Timber board sub layer to roof.<br>'Resitrix SK Partial Bond' glass re-enforced EPDM synthetic rubber membrane.<br>Heritage style rainwater goods in hopper and downpipe arrangement. Farrow & Ball 'White Tie' masonry paint finish. |

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

Design and Access Statement (including Heritage Statement) attached.  
Block plan attached.  
Location plan attached.  
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Dormers and Side Roof Method Statement and Schedule of Materials.  
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Single Storey Extension Method Statement and Schedule of Materials.  
Thatch and Timber Roof Structure Method Statement and Schedule of Materials.

## 11. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

Not officially . Since taking ownership of the cottage, many neighbours have shown approval for the applicant's proposed plans for refurbishing the cottage which has been a source of public nuisance in the past years.

## 12. 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

## 13. 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   
First name   
Surname   
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

An unofficial site visit with Mr Martyn White on 20th October 2020 to determine whether the works proposed to the listed building would meet listed consent requirements. Mr White responded to proposals regarding the works favourably, indicating that the proposed works were likely to be acceptable.

## 14. 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?

## 15. Certificates

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under 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 (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   
First name   
Surname   
Declaration date (DD/MM/YYYY)

15. Certificates

 Declaration made

16. 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) 

22/08/2021