

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	The Twelfth Of Never
Address line 1	Church Lane
Address line 2	
Address line 3	
Town/city	Yapton
Postcode	BN18 0EH
Description of site location must be completed if postcode is not known:	
Easting (x)	497895
Northing (y)	103640

Description	
-------------	--

2. Applicant Details

Title	MR
First name	Anthony
Surname	Barron
Company name	
Address line 1	The Twelfth of Never
Address line 2	Church Lane
Address line 3	
Town/city	Yapton

2. Applicant Details

Country	England
Postcode	BN18 0EH
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☐ Yes ☐ No

3. Agent Details

No Agent details were submitted for this application

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):

The works to be carried out include the removal and replacement of a rear door that was probably installed in the 20th century, as part of an extension to the rear of the property (See Heritage Statement for more information).

The door is suffering from significant rot at the bottom and was installed without a sill. This has resulted in rainwater entering the property at the bottom of the door. Consequently, repair is not considered viable. As well as improving the state of repair of the building, the aim of the proposed work is to enhance the rear doors appearance, increase security, stop water ingress and improve thermal performance in order to reduce heat loss and the buildings contribution to climate change. The overall approach aims to provide continuity of appearance with sympathetic enhancement.

The proposed replacement door will be visually very similar to the existing door. It will be hardwood constructed with twelve glazed panels separated by Ovolo 22mm glazing bar. It will be painted to match the existing white finish. A brass handle will be used. It will open out as the existing door does. See Figure 9 for an indicative drawing of the door. Accessibility will not change as the size of the door and the way it opens will not alter.

The door differs from the existing door in its use of 4mm clear-float argon filled double-glazing with a 16mm spacer. Additionally, the locking system will be a multi-point hook locking system. These improvements on the existing door should provide improved security, safety (as the glass cannot easily shatter), thermal performance and longevity.

The design, materials and fixtures are in keeping the existing rear door. There are minimal modernisations where they pose no, or negligible, visual impact or impact on the heritage of the building as a whole. A professional joinery business with experience of listed building installations will be used to manufacture and install the door.

Has the development or 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. 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

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).

The work will require the removal of the existing rear door for replacement. Drawings and photographs showing the location, extent and character of items to be replaced can be found in the Design and Access Statement submitted with this application.

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
External Doors	White painted wood, glass and brass finish door furniture	White painted wood, glass and brass finish door furniture

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 includes information on materials to be used.

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☐ No

If Yes, please provide details:

Next door neighbours on both sides have been consulted (Hazel Cottage and Coachman's Cottage). They had no comments or objections at the time. The door itself cannot be seen from any public space or from any neighbour's property. More detail on location can be seen in the Design and Access Statement.

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	Mr
First name	Martyn
Surname	White
Reference	

Date (Must be pre-application submission)

29/11/2020

Details of the pre-application advice received

Martyn kindly offered the following advice when asked about consent for these works. "This will require listed building consent, especially as the proposal is to introduce double glazing. The use of double glazing in listed buildings is still up for discussion and is judged on a case by case basis. Guidance from historic England identifies that if the existing windows are in a poor state of repair, and constructed from modern fabric, with no historic glazing, there is the possibility to include the slimmer double glazed units."

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	Mr
First name	Anthony
Surname	Barron
Declaration date (DD/MM/YYYY)	09/01/2021

☒ 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. ☒

16. Declaration

Date (cannot be pre-application)

09/01/2021