

For office use only

Application No.

Date received

Fee paid £

Receipt No:

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

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. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First Name:	M	Surname:	Bentley
Company name:					
Street address:	Newton Hall, Back Lane				
			Telephone number:		
			Mobile number:		
Town/City:	NEWTON		Fax number:		
Country:			Email address:		
Postcode:	BB7 3DY				
Are you an agent acting on behalf of the applicant?			<input checked="" type="radio"/> Yes <input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Richard	Surname:	Maudsley
Company name:	Sunderland Peacock Architects				
Street address:	Hazelmere				
	Pimlico Road		Telephone number:	01200423178	
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
Country:			Email address:		
Postcode:	BB7 2AG		richard@sunderlandpeacock.com		

3. 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):

Proposed alteration, extension and repair of listed building including extend and re-roof garage, replace asbestos roof to garden store with slate, demolish existing summer house and shed, form pavilion to tennis court, insert three roof lights to the rear roof pitch, rebuild chimney stacks with lead trays, reinstate part of the boundary wall. Internal alterations and conversion of second floor roof void. General repairs as specified in application no. 3/2017/0045.

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. 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 (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

A positive pre-application site meeting and viewing took place on site with Marie Smallwood, Inspector of Historic Buildings and Areas and James Darwin, Senior Caseworker at Georgian Group.
A review of discussions is illustrated in the supporting documents as well as written responses being submitted as Appendix E and F which are in support of the proposals.

6. 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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes ☐ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

What is the total volume of the listed building? m³

What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

The existing garage is an addition formed as part of the 1960's alterations and extensions which were carried out at Newton Hall to reflect the architectural trends of the time and change in status from a farmhouse to the home of a gentleman and his family, all of which was a common occurrence of the time.

It created a new opening and extension in height to the existing boundary wall and addition of a garage with associated stores WC and canopy in fill to the west 'courtyard' area. It is of low architectural importance or character which detracts from the historic nature of the main house.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The proposal seeks to demolish a section of the east elevation and propose an increased garage space with an external access door along with the formation of a garden room and terrace. The external aesthetic introduces a modern and quality addition through design and use of materials to replace a low value existing structure. The structure consists of a poor constructed flat roof system, tired external render and poor proportioned windows with no architectural connection with the historic dwelling and grounds. The roof is to be replaced with a new zinc roof, and in coordination with the extension, will provide a contemporary yet sympathetic addition to the building and site which will be identifiable as a modern intervention therefore highlighting and enhancing the historic appearance and nature of Newton Hall through a positive contrast. It will also improve the aesthetic qualities of the existing garage structure providing longevity to the proposal.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Refer to proposed drawings, heritage statement, design and access statement.

11. Listed Building Grading

If known, 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

11. Listed Building Grading

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes

☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	5	0

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Natural stone wall

Description of *proposed* materials and finishes:

Repairs to existing stone walls, new section to be re-built to match existing.

Ceiling - description:

Description of *existing* materials and finishes:

Exposed roof structure to garage and existing second floor roof void.

Description of *proposed* materials and finishes:

Painted plasterboard finish.

Chimney - description:

Description of *existing* materials and finishes:

Existing stone and chimney pots

Description of *proposed* materials and finishes:

All to match existing

External Doors - description:

Description of *existing* materials and finishes:

Painted timber door to existing garage.

Description of *proposed* materials and finishes:

Painted timber door and aluminum garage door to proposed garage.
Grey aluminium doors to proposed garage and pavilion.

External Walls - description:

Description of *existing* materials and finishes:

Render

Description of *proposed* materials and finishes:

Natural random stone

Floors - description:

Description of *existing* materials and finishes:

Concrete, exposed ceiling / flooring

Description of *proposed* materials and finishes:

New construction build up with finishes to be confirmed by client.

Internal Doors - description:

Description of *existing* materials and finishes:

Timber

14. Materials

Description of *proposed* materials and finishes:

New timber doors, finish to be confirmed by client.

Internal Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Plasterboard finish and painted.

Lighting - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Rainwater goods - description:

Description of *existing* materials and finishes:

Asbestos, cast iron, upvc, timber box gutter

Description of *proposed* materials and finishes:

Heritage aluminium / cast iron.
Aluminium to proposed garage extension and pavilion, with hidden gutters behind zinc / aluminium fascias.

Roof covering - description:

Description of *existing* materials and finishes:

Roof membrane, natural slate, fibre cement panels

Description of *proposed* materials and finishes:

Natural slate to match existing to garden store and main roof as required.
Zinc / aluminium roof to garage extension and pavilion building to be dark grey

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete, cobbles, tarmac

Description of *proposed* materials and finishes:

Stone flags to terrace area. Proposed resin bound gravel to be confirmed by client to driveway.

Windows - description:

Description of *existing* materials and finishes:

Painted white timber sash, non-original to existing garage

Description of *proposed* materials and finishes:

Grey aluminium to proposed garage and pavilion.

OTHER - description:

Type of other material:

Rooflights

Description of *existing* materials and finishes:

Glass slips

Description of *proposed* materials and finishes:

Conservation rooflights and glass slips, aluminium grey.
Flat roof lights to garage and new pavilion proposal.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

15. Foul Sewage

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

18. Existing Use

Please describe the current use of the site:

Residential

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

19. Trees and Hedges

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

21. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area?

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

27. Hazardous Substances

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

28. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

29. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England)
Order 2015 & Regulation 6 - 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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

30. 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