

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. Site Address

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	United Kingdom
Postcode	CT20 1RN
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Roger
Surname	Joyce
Company name	Mr
Address line 1	C/O the Agent
Address line 2	55
Address line 3	The Old High Street
Town/city	Folkestone
Country	United Kingdom
Postcode	CT20 1RN
Primary number	01303246400
Secondary number	
Fax number	
Email	roger@rogerjoyceassociates.co.uk

4. Description of the Proposal

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

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Conversion of (non Listed) Barn to Residential

Has the development or work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)
DD/MM/YYYY

04/03/2013

Has the development or work already been completed 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. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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

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.

External Walls	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	weatherboard to match original

Roof covering	
Please provide a description of existing materials and finishes:	corrugated iron
Please provide a description of proposed materials and finishes:	thatch and okp tiling

Chimney	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	stainless steel

Windows	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	timber

9. Materials

External Doors	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	timber

Ceilings	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	plasterboard

Internal Walls	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	timber stud and plasterboard

Floors	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	tile and timber

Internal Doors	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	timber

Rainwater goods	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	cast iron or aluminium

Boundary treatments (e.g. fences, walls)	
Please provide a description of existing materials and finishes:	existing field enclosures
Please provide a description of proposed materials and finishes:	fences and hedgerow as proposal drawings

Vehicle access and hard standing	
Please provide a description of existing materials and finishes:	hardcore etc
Please provide a description of proposed materials and finishes:	gravel

Lighting	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	low level security only

9. Materials

Other type of material (e.g. guttering) none

Please provide a description of existing materials and finishes:

none

Please provide a description of proposed materials and finishes:

none

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

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

18/203/01 location plan 1:1250 @ A3
18/203/02 Site plan 1:500 @ A3
18/203/03 existing barn plan 1:50 @ A3
18/203/04 existing elevations 1:100 @ A3
18/203/101 proposed ground floor plan 1:50 @A3
18/203/102 proposed first floor plan 1:50 @A3
18/203/103 proposed elevations 1:100 @ A3
18/203/104 proposed elevations 1:100 @ A3
18/203/105 proposed site plan 1:500 @ A3
18/203/106 proposed wall detail by Nick McAnally A4
3019/A3/01B Foundation Plan by Nick McAnally 1:50 @ A3
3019/A3/02A Oak frame to first floor by Nick McAnally 1:50 @ A3
3019/A3/03A timber frame repairs by Nick McAnally 1:50 @ A3
DC1-0004-001A External Joinery & details 1:10 @ A1
DC1-0004-002A External Joinery & details 1:10 @ A1
DC1-0004-003A External Joinery & details 1:10 @ A1
DC1-0004-004 External Joinery & details 1:1 @ A1
1823/01 proposed new access drive and parking by Rupert Davis 1:200 @ A2
1823/02 proposed Landscape & Biodiversity Plan by Rupert Davis 1:200 @ A2
R Carr Phase 2 Geotechnical and soil survey report ref 3606/18 - A4
KB Ecology report ref 2018/09/04- A4

10. Site Area

What is the measurement of the site area?
(numeric characters only).

0.35

Unit

hectares

11. Existing Use

Please describe the current use of the site

redundant barn

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

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

Is a new or altered vehicular 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

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

see drawing No 1823/01

13. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

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	2	2	0
Light goods vehicles / public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	3	3

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
☒ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

see survey drawing

15. 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 a 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
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

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'.

17. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

local authority collection service, plus composting

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

see drawings

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

21. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

23. 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:

N/A

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 it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

26. 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

27. 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	Alex
Surname	Kalokorti
Reference	

Date (Must be pre-application submission)

16/04/2019

Details of the pre-application advice received

basically, resubmit (and note that 'further interventions' proposed, may be contrary to Section 66 of the T&CPAct, and emerging Policy HE1 of the FHDC Local Plan)
(though before his departure, Julian Ling, the original officer who granted consent in 2010 urged that if we were to resubmit, we included as much of the previously conditioned information as possible, so that an unconditional consent could be issued)

28. 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?

29. 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
First name	Roger
Surname	Joyce
Declaration date	10/01/2019

☒ 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 (cannot be pre-application)