

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	Quince Cottage
Address line 1	High Street
Address line 2	
Address line 3	
Town/city	Brookland
Postcode	TN29 9QR
Description of site location must be completed if postcode is not known:	
Easting (x)	598966
Northing (y)	125862
Description	

2. Applicant Details

Title	
First name	
Surname	
Company name	
Address line 1	Quince Cottage, High Street
Address line 2	
Address line 3	
Town/city	Brookland

2. Applicant Details

Country	
Postcode	TN29 9QR
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	Iain
Surname	Exley
Company name	Iain Exley Architects Ltd
Address line 1	first floor suit
Address line 2	19 wellington square
Address line 3	
Town/city	Hastings
Country	
Postcode	TN34 1PB
Primary number	07940504326
Secondary number	01424404606
Fax number	
Email	ie@iainexley.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):

Erection of a two storey side extension to serve an existing cottage

Has the development or work already been started without planning permission? ☐ 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

5. Listed Building Grading

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

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).

Quince cottage heritage statement
RO18-1 p 110 Quince cottage pr elevations
RO18-1 p 120 Quince cottage pr floor plans
RO18-1 P 100 existing plans and section
RO18-1 p 001 Quince cottage existing site plan
RO18-1 p 002 Proposed block plan

9. Materials

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

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

Roof covering

Please provide a description of existing materials and finishes:

The existing cottage is clad with handmade clay peg tiles

Please provide a description of proposed materials and finishes:

The proposed roof is to be clad with handmade clay peg tiles to match existing

External Walls

Please provide a description of existing materials and finishes:

white featheredge boarding

Please provide a description of proposed materials and finishes:

white featheredge boarding to match existing

Chimney

Please provide a description of existing materials and finishes:

The existing cottage has a traditional brick chimney with clay pots

9. Materials

Chimney	
Please provide a description of proposed materials and finishes:	The proposed extension is proposed to have a matching a traditional brick chimney with a single clay pot

Windows	
Please provide a description of existing materials and finishes:	The original cottage has a mixture a historic sashes and casement windows
Please provide a description of proposed materials and finishes:	All new fenestration profiles and section to match existing.

External Doors	
Please provide a description of existing materials and finishes:	Traditional timber panel doors
Please provide a description of proposed materials and finishes:	Traditional timber panel doors to match existing details

Ceilings	
Please provide a description of existing materials and finishes:	A mixture of Lath and plaster and plasterboard
Please provide a description of proposed materials and finishes:	Plaster board will be used in the new extension and lime used should any making good be required to the original parts of Quince cottage.

Internal Walls	
Please provide a description of existing materials and finishes:	Lath and plaster and plasterboard
Please provide a description of proposed materials and finishes:	plasterboard only to used to the extents of the proposed extension

Internal Doors	
Please provide a description of existing materials and finishes:	Traditional timber panel doors
Please provide a description of proposed materials and finishes:	Traditional timber panel doors

Floors	
Please provide a description of existing materials and finishes:	The original cottage has a screeded floor to the ground floor and floor boards to the first floor.
Please provide a description of proposed materials and finishes:	The proposed extension will have a screeded floor to the ground floor and floor boards to the first floor to match the existing and provide continuity.

Rainwater goods	
Please provide a description of existing materials and finishes:	Black plastic
Please provide a description of proposed materials and finishes:	Black plastic to match existing

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

9. Materials

Quince Cottage Heritage Impact Statement including Design and Access Statement
RO18-1 P 003 EXISTING PLANS AND ELEVATIONS
RO18-1 P 110 QUINCE COTTAGE PR ELEVATIONS
RO18-1 P 120 QUINCE COTTAGE PR FLOOR PLANS

10. Site Area

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

719

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

Single domestic dwelling house

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

RO18-1 P 002 PROPOSED BLOCK PLAN

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

14. Foul Sewage

Please state how foul sewage is to be disposed of:

14. Foul Sewage

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

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

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

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 (see guidance note):

- ☐ 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 (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance (see guidance note):

17. Biodiversity and Geological Conservation

- ☐ 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

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

19. Residential/Dwelling Units

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:

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

Is any hazardous waste involved in the proposal? ☐ 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? (Please select only one)

26. Site Visit

- ☒ 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	Paul
Surname	Howson
Reference	

Date (Must be pre-application submission)

22/08/2018

Details of the pre-application advice received

The architectural character of the proposed extension is traditional, with sash windows and projecting bays at both the street frontage and attached to the west side elevation. The design and detail are similar to what can be seen in the early 20th Century postcard.

As such, our Heritage consultant considers this to be a sensitive and well thought out scheme that is, in effect, a restoration of part of the townscape of Brookland and additionally allows the restoration of part of the interior of the existing house.

The design is generally very attractive, and we have only a few minor suggestions as follows:

- The new "house" needs to be pulled right forward to the building line, not set back very slightly from the line of Quince Cottage as currently shown.
- Avoid the recess section between the old and the new house, instead simply butting up the new house up against the existing in a less self-conscious manner would be better. This would help the proportions of the new building which currently has a slightly cramped vertical proportion, partly due to the recess.

We would also encourage consideration of the restoration of the front elevation of Quince Cottage by, perhaps, the removal of the shopfront and its canopy roof, reinstating bay windows which may well have been the original arrangement prior to the shop (which is most likely a late c19th insertion). A site inspection might reveal more of the detail of this.

Overall, we consider the approach is to be encouraged. With traditional schemes, it is important that the detailing follows through and the success of the scheme will depend on the careful detailing of the extension building, especially window and door joinery detailing.

28. Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you?

☐ Yes ☒ No

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

29. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Iain
Surname	Exley
Declaration date	29/08/2018

☒ 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)	29/08/2018
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