



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	First Name:	Alistair	Surname:	Martin
Company name:	Duchy of Cornwall				
Street address:	10 Buckingham Gate				
		Telephone number:			
		Mobile number:			
Town/City:		Fax number:			
Country:		Email address:			
Postcode:					
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:	Nathan	Surname:	Dean
Company name:	Duchy of Cornwall				
Street address:	Hugh House				
	Garrison				
	Isles of Scilly				
Town/City:	St Mary's				
Country:					
Postcode:	TR21 0LS				
		Telephone number:	01720422508		
		Mobile number:	07342020544		
		Fax number:			
		Email address:	ndeane@duchyofcornwall.org		

**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):

Structural refurbishment of cottage, internal reconfiguration and reconstruction of sun room.

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)

Description:

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:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

#### 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

If Yes, please provide details:

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

Yes  No

If Yes, please provide details:

#### 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?  m<sup>3</sup>

What is the volume of the part to be demolished?  m<sup>3</sup>

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 proposal is to demolish the sun room, small entrance porch block and the adjoining water-tank support structure. The sun room comprises of corrugated plastic sheeting to the roof, single glazed windows and single skin blockwork and solid stone walls. Bitumen fibre corrugated sheeting is used to other parts of the structure over block work and solid stone walls. The estimated erection date above is applicable to the sun room only.

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

The water tank will be redundant and therefore the supporting structure can be demolished. The sun room is unsubstantial construction with inherent defects. The new sun room will have a slate roof which will minimise solar gain and facilitate the incorporation of insulation into the the structure.

## 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):

Please see drawings 10-0852-02B

## 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

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

No Vehicle Parking details were submitted for this application

## 14. Materials

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

### Ceiling - description:

Description of *existing* materials and finishes:

Ground floor of two storey section is open to the underside of the floor structure with visible joists and boarding. First floor is range of sheet boarding including fibreboard, fibreboard beneath timber boarding and boarded timber with woodchip paper finishes. Boarded ceiling to shower and cloakroom.

Description of *proposed* materials and finishes:

New plasterboard between intumescent painted joists to ground floor ceilings beneath first floor. Insulated plasterboard with skim and painted finish to all other new ceilings.

### External Doors - description:

Description of *existing* materials and finishes:

Timber 4 solid panel to front and rear doors, over trimmed

Description of *proposed* materials and finishes:

New timber double glazed (with slim glazing) french doors to sun room and timber double glazed door to front door.

### External Walls - description:

Description of *existing* materials and finishes:

Main walls are externally painted stonewalls with various timber linings and plaster internally. Walls to sun room are single skin blockwork and rendered stonework.

Description of *proposed* materials and finishes:

Remove painted finish externally to main walls and re-point with lime based mortar. New sunroom walls to be cavity blockwork construction with a render finish externally and plaster internally. The internal face of the main stone walls are to tanked and lined with insulated plasterboard.

### Floors - description:

Description of *existing* materials and finishes:

First floor is nominal 165mm wide timber boards supported on a range of timber joists. Ground floor is solid construction.

Description of *proposed* materials and finishes:

First floor to be reinstated with 165mm wide timber boards. Joists to be reconfigured and closer centres introducing new joists in position as shown on plans. Ends of joists to be trimmed back out of external walls to prevent decay and supported on new wall plate. New ground floors to be renewed with insulation, damp proof membrane reinforced concrete floors and finished with a chipboard decking ready for tenants floor finish.

### Internal Doors - description:

Description of *existing* materials and finishes:

Timber boarded doors and a single glazed timber door between sun room and reception room 2.

Description of *proposed* materials and finishes:

Timber boarded doors - new for new openings and reinstated to existing openings.

### Internal Walls - description:

Description of *existing* materials and finishes:

Partitions are timber boarding or paneling. Internal partition between Kitchen and Reception 2 comprises of a shuttered concrete material with some stones with timber lining off battens to both faces.

Description of *proposed* materials and finishes:

Timber paneling to be reinstated to existing partitions. New partitions to be timber studwork with plasterboard linings, skimmed and painted. As shown on plans, these will incorporate existing timber boarding.

### Rainwater goods - description:

Description of *existing* materials and finishes:

Half-round plastic gutters and round plastic downpipes

Description of *proposed* materials and finishes:

Metal profiled gutters and round downpipes such as Alumasc Heritage Cast Aluminium or similar and approved.

### Roof covering - description:

Description of *existing* materials and finishes:

Main roof and lean-to - Man-made fibre cement slate.  
Sunroom - clear corrugated sheeting.  
Other structures - Bitumen fibre corrugated sheeting.

Description of *proposed* materials and finishes:

Trevillet slate 350 x 250mm, nailed in place - regular width and course. Permavent Easy Slate system to shallow pitches as required

### Windows - description:

Description of *existing* materials and finishes:

Timber single glazed sliding sash windows and casement windows to sun room.

Description of *proposed* materials and finishes:

## 14. Materials

Timber double glazed sliding sash windows and double glazed casement windows to sun room. Double glazing to be a slimline variety to enable thin matching glazing bars similar to existing to be utilised but also give longevity required.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Existing Drawing - 10-0852-01 and Proposed Drawing 10-0852-02B. Design and Access Statement also included.

## 15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit  Other

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:

Vacant Dwelling

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site:

Holiday Let/Dwelling

When did this use end (if known) (DD/MM/YYYY)?

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

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

### 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 - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

### Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

## 21. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
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

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

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
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

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)

### 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