www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Manor Farm

Address Line 1

Church Road

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Catworth

Postcode

PE28 0PA

Description of site location must be completed if postcode is not known:

Easting (x)

509127

Northing (y)

273621

Description

Applicant Details

Name/Company

Title

First name

Malcolm and Charlotte

Surname

Wilson

Company Name

Address

Address line 1

Manor Farm

Address line 2

Church Road

Address line 3

Town/City

Catworth

County

Cambridgeshire

Country

Postcode

PE28 0PA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Frazer

Surname

Stannard

Company Name

The English Listed Building Co

Address

Address line 1

17 West Street

Address line 2

Address line 3

Town/City

St Ives

County

Country

Postcode

PE27 5PL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

The removal of the existing rear WC and porch, the installation of a ground floor and a first floor extension, existing outbuilding to be converted into habitable space with an infill extension, a new sunken patio area and renovations to the existing house.

Has the work already been started without consent?

◯ Yes
⊘ No

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

Immunity from Listing

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

◯ Yes
⊘ No

Demolition of Listed Building

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

- [x] Yes
- [ ] No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

c) Demolition of a part of the listed building

- [x] Yes
- [ ] No

If the answer to c) is Yes

What is the total volume of the listed building?

415.00	Cubic metres

What is the volume of the part to be demolished?

11.00	Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

July

Year

1940

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Rear porch including WC

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

The rear porch including WC is a poorly constructed later addition to the main building and it is in very poor condition. Its removal will allow for the proposed single storey extension to be installed.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

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

- [x] Yes
- [ ] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [x] 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).

100 Site Location Plan.pdf
101 Existing Block Plan.pdf
102 Proposed Block Plan.pdf
110 Existing Ground Floor Plan.pdf
111 Existing First Floor Plan.pdf
115 Existing Roof Plan.pdf
120 Existing Elevations.pdf
130 Existing Section A-A.pdf
131 Existing Section B-B.pdf
150 Existing 3D View.pdf
160 Existing Gable End Timber Frame Layout.pdf
161 Existing Roof Timber Frame Layout.pdf
210 Proposed Ground Floor Plan.pdf
211 Proposed First Floor Plan.pdf
215 Proposed Roof Plan.pdf
220 Proposed Elevations.pdf
230 Proposed Section A-A.pdf
231 Proposed Section B-B.pdf
232 Proposed Section C-C.pdf
250 Proposed 3D View.pdf
251 Proposed 3D View 2.pdf
252 Proposed 3D View 3.pdf
260 Proposed Window Joinery Details.pdf
261 Proposed Door Joinery & Lead Valley Gutter Details.pdf

Materials

Does the proposed development require any materials to be used?

- [x] 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

Type:
External walls

Existing materials and finishes:
Render and brick

Proposed materials and finishes:
Render, brick, timber cladding type

Type:
Roof covering

Existing materials and finishes:
Close peg tile

Proposed materials and finishes:
Lead and close peg tiles

Type:
Windows

Existing materials and finishes:
Painted timber

Proposed materials and finishes:
Painted or stained timber type xxx colour xx

Type:
External doors

Existing materials and finishes:
Painted timber

Proposed materials and finishes:
Painted or stained timber

Type:
Floors

Existing materials and finishes:
Concrete

Proposed materials and finishes:
Concrete

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

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

Design Access Heritage Statement Manor Farm Catworth.pdf
100 Site Location Plan.pdf
101 Existing Block Plan.pdf
102 Proposed Block Plan.pdf
110 Existing Ground Floor Plan.pdf
111 Existing First Floor Plan.pdf
115 Existing Roof Plan.pdf
120 Existing Elevations.pdf
130 Existing Section A-A.pdf
131 Existing Section B-B.pdf
150 Existing 3D View.pdf
160 Existing Gable End Timber Frame Layout.pdf
161 Existing Roof Timber Frame Layout.pdf
210 Proposed Ground Floor Plan.pdf
211 Proposed First Floor Plan.pdf
215 Proposed Roof Plan.pdf
220 Proposed Elevations.pdf
230 Proposed Section A-A.pdf
231 Proposed Section B-B.pdf
232 Proposed Section C-C.pdf
250 Proposed 3D View.pdf
251 Proposed 3D View 2.pdf
252 Proposed 3D View 3.pdf
260 Proposed Window Joinery Details.pdf
261 Proposed Door Joinery & Lead Valley Gutter Details.pdf

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

◯ Yes
⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

24/70010/PREAPP

Date (must be pre-application submission)

24/05/2024

Details of the pre-application advice received

The conclusion of the advice was:

The principle of the proposal is not supported by the Local Planning Authority;
Design principles within Local Plan Policies 11 and 12 and Chapter 3 of the HDC Design Guide SPD 2017 need to be addressed;
Principles within Local Plan Policy 34 and the impact on both the listed buildings and the Conservation Area need to be addressed;
Consideration to the requirements of the NPPF (Section 16) and the Planning (LBCA) Act 1990 need to be addressed.

The advice of the planning officer and the conservation officer was fully taken on board and the proposals have been amended in line with their advice.

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.

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?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

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

Frazer

Surname

Stannard

Declaration Date

12/12/2024

☑ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Frazer Stannard

Date

16/12/2024