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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

Abbotts End

Address Line 1

High Street

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Hemingford Abbots

Postcode

PE28 9AA

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

Easting (x)

528799

Northing (y)

270629

Description

Applicant Details

Name/Company

Title

Mrs

First name

Amanda

Surname

Roland-Convey

Company Name

Amanda Roland-Convey Garden Design

Address

Address line 1

Abbotts End High Street

Address line 2

Address line 3

Town/City

Hemingford Abbots

County

Cambridgeshire

Country

Postcode

PE28 9AA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

The plan for the new garden is to give the house the garden it deserves. Creating a new entrance pathway to enter into the garden along with a patio to surround the new garden room and allow for a seating and entertaining area. This work is to be undertaken first as it is considered the most necessary to enable comfortable living. The rest of the design will be done in stages as and when we have the money. Plans for pathways through the newly proposed beds create a more traditional style of knot garden with central water feature. Paths will be made of self-binding gravel providing exceptional performance, durability and versatility with a soft, natural appearance that sit well within historical projects. The entrance pathway is to be laid with clay pavers in traditional herringbone pattern and the garden room terrace to be laid in a light buff coloured natural stone. Other areas to eventually be built are a tea terrace on the other side of the garden. A small slightly raised patio enveloped by planting, also created in pavers and self-binding gravel. A main terrace across the back, will be surrounded by planted borders and laid with self-binding gravel.

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?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

◯ Yes
⊘ No

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

Type:
Other

Other (please specify):
garden path

Existing materials and finishes:
There is no garden path currently.

Proposed materials and finishes:
Chelmervalley, clay pavers, 'verona' 204x50x60mm. The colour blends with the brickwork and chosen limestone material for the patio. Laid to herringbone pattern at 45º angle with soldier course along the edges, lining up with the buttresses of the wall. All butt jointed. These bricks are part of the Kessel range, suitable of steps, risers, paths, driveways and patios or paving detail. Long lasting colour and durability. A classic paver in dark and light brown tones.

Type:
Other

Other (please specify):
Garden Room Terrace

Existing materials and finishes:
There is no terrace it has been filled in temporarily with some MOT type 1 to give a surface to walk on.

Proposed materials and finishes:
Jura beige smooth limestone or similar stone. 900x600x25mm. Light coloured stone. Laid to stretcher bond. Flexible light coloured grout to be used. 'Golden Jasmine' is recommended with Jura beige. Slot drain to be fitted and gravel edge around the garden room to allow for all water run off.

Type:
Other

Other (please specify):
Main Terrace

Existing materials and finishes:
Lawn.

Proposed materials and finishes:
Edged with Jura beige Limestone around the door and from terrace to lawn and untreated steel around the planted border areas. The main terrace surface material will be self-binding gravel, amber gold or similar light buff coloured gravel.

Type:
Other

Other (please specify):
Tea-Terrace

Existing materials and finishes:
Soil

Proposed materials and finishes:
Slightly raised platform of 120mm. Soldier course risers in Verona clay pavers. Surface area of tea terrace built with self-binding gravel to top.

Type:
Other

Other (please specify):
Knot garden paths and borders

Existing materials and finishes:
Soil - veg patch

Proposed materials and finishes:

Pathways created with untreated steel edging and laid with self-binding gravel. Central hardstanding feature to be created from Chelmer valley 'Verona' pavers laid to herringbone pattern to match the garden path.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Loose pebbles

Proposed materials and finishes:
Light coloured gravel, Cotswold buff gravel 10mm to fit gravel stabilising unit with integrated weed suppressant membrane. Untreated steel edging to edge round the espaliered fruit trees on the drive.

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

Concept Design-Sht-2

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] 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?

- [x] Yes
- [ ] No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Shown on the masterplan Ref-Concept Design-Sht-2.
The existing Bramley apple tree sits within the new terrace. Suitable caution will be taken to take care of the root zone. Gravel has been chosen specifically to allow for the Bramley to be made more stable.

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

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

Mrs

First Name

Amanda

Surname

Roland-Convey

Declaration Date

30/04/2024

☑ 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

Amanda Roland-Convey

Date

04/10/2024