Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire 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

28-29

Address Line 1

Church Street

Address Line 2

Address Line 3

Wiltshire

Town/city

Maiden Bradley

Postcode

BA12 7HW

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

Easting (x)

380109

Northing (y)

138910

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Puckey

Company Name

Address

Address line 1

28 -29 Church Street

Address line 2

Address line 3

Maiden Bradley

Town/City

Warminster

County

Country

Postcode

BA12 7HW

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Reinstate 2 x Dormer Windows of similar shape and form to those fitted when the house was thatched (pre 1953) into the tiled roof, creating light and ventilation into the existing attic storage rooms.

Scheme of work will follow:

Scaffold for access.
Remove tiles from exisiting tiled roof, remove 1950s wood joists to expose the dormer window locations previously exisitng.
Fix new casement windows (matching other wooden windows and based upon one remaining remnant opening casement pane}
Fix side wall and roof beams for new dormers to existing roof structure.
Insert new Code 4 lead flashings to joins.
Install external boarding to dormer walls, cover with Code 4 lead sheet.
Construct dormer roof, felt and battens.
Tile dormer roof with existing removed and new slates and ridges to match existing roof.
Install 100mm wool felt insulation to walls and ceiling.
Cover internal walls and ceiling with laths, finish with 2 coats of Adaptavate hemp insulated lime plaster finishing with 1 coat of lime putty and chalk to finish, blended in to surviving lath and plaster attic ceiling.
See Heritage Statement for pictures, and drawings for detail of proposed dormers

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

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).

Opening up the old dormer window locatiosn throught he newer tiled roof and insertion of dormers of similar form to pre 1953 dormers, but tiled.

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:
Roof covering

Existing materials and finishes:
Cement tiles

Proposed materials and finishes:
Reuse cement tiles supplemented with similar extra tiels as required and ridge tiles. Walls of dormer to be code 5 lead sheet over wood.

Type:
Windows

Existing materials and finishes:
None in roof as no existing dormers, however windows of similar form to those proposed are present, and one opening frame exists in remnant form to base new windows on together with photographic evidence.

Proposed materials and finishes:
Wooden single glazed double opening windows with 8 pans per opening frame matching remaining original. Secondary double glazing to be added. See drawings for proposed detail and Heritage Statement for pictures.

Type:
Internal walls

Existing materials and finishes:
Attic rooms are lath and plastered throughout. Gable end walls are lime plaster on stone.

Proposed materials and finishes:
Internal walls to be insulated with wool insulation, then lath and plaster, first 2 coats will be Adaptavate Hemp insulated Breathaplasta, top coat will be lime and chalk to match original finishes.

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

The following document are attached:

Heritage Statement, including access.
History summary of the house, based upon research and evidence uncovered during completion of previous LBC approved works.

Plans and Drawings: (all scanned at A3 size)

Existing cross sections of the house showing layout and roof structure.
Existing plans for ground and first floors.
Front elevation showing main roof structure under modern roof.
Front elevation of house showing proposed dormers
Front elevation detail of proposed dormers
Cross section of roof and proposed dormers
Detail of propose windows, including glazing bar beading detail.

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
⊘ 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

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

20/09326/PREAPP

Date (must be pre-application submission)

22/10/2020

Details of the pre-application advice received

The dormers were present when the building was thatched and it is no longer thatched. New dormers would need to comply with Building Regs and as such, this would have an impact on their appearance and likely on the amount of historic fabric (ie historic roof rafters) that would be affected. Without more information about their likely visual appearance (and you would need a detailed roof plan to evidence how much impact they would have on the historic fabric, as well as detailed drawings of the elevation of the proposed dormers at 1:10) and what impact they would have on historic fabric, I cannot say categorically that I would support the proposals but providing they appear traditionally detailed and the impact on historic fabric is minimal, I may support them. As noted above, this element of work requires planning permission as well as listed building consent.

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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

David

Surname

Puckey

Declaration Date

02/09/2023

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

David Puckey

Date

02/09/2023