ASHFORD BOROUGH COUNCIL

Planning and Development
Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL
Email: planning.enquiries@ashford.gov.uk
Telephone: 01233 331111
Website: www.ashford.gov.uk

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Woodlands Farm

Address Line 1

Newland Green Lane

Address Line 2

Address Line 3

Kent

Town/city

Egerton

Postcode

TN27 9EP

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

Easting (x)

589581

Northing (y)

145171

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Smith

Company Name

Address

Address line 1

Woodlands Farm Newland Green Lane

Address line 2

Address line 3

Town/City

Egerton

County

Kent

Country

United Kingdom

Postcode

TN27 9EP

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 proposals to alter, extend or demolish the listed building(s)

The list of the renovations I wish to undertake are:
1. The oak plates have broken and severely sagged with the loss of a tie beam and has caused the walls, floor and ceiling to drop and there is significant movement. I plan to support and straighten the supporting beams in oak in line with the adjoining house. It will also be necessary to re-roof the property which has also sunk with the rest of the building.
2. The interior walls are merely hardboard pinned to the external weatherboard and shows evidence of mouse and rat invasion. I would like to remove these synthetic materials and replace them with traditional plasterwork.
3. The windows have been replaced over the years, each of them different and some of them plastic. I would like to replace all of the windows with traditional hand-made windows consistent with those in my adjoining property (photo also attached).
4. The external weatherboarding needs to be replaced in oak.

Has the development or 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

Demolition of Listed Building

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

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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:
External walls

Existing materials and finishes:
mixed weatherboarding

Proposed materials and finishes:
Oak weatherboarding

Type:
Internal walls

Existing materials and finishes:
Hardboard panels

Proposed materials and finishes:
Plasterboard panels finished with plaster

Type:
Internal doors

Existing materials and finishes:
None

Proposed materials and finishes:
Oak doors

Type:
Windows

Existing materials and finishes:
Mixed soft wood and plastic windows

Proposed materials and finishes:
bespoke hardwood windows

Type:
Lighting

Existing materials and finishes:
flouresent strip lighting

Proposed materials and finishes:
traditional style lighting

Type:
Roof covering

Existing materials and finishes:
Kent peg tiles

Proposed materials and finishes:
Kent peg tiles

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

Further information on materials has been added as a separate document with the design and access statement.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the 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

Email advised to contact this site

Date (must be pre-application submission)

26/02/2024

Details of the pre-application advice received

After email exchange explaining essential repair work I need to carry out, Grace advised me to contact this site.

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

Certificates under 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

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 (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 or building to which the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Martin

Surname

Smith

Declaration Date

28/02/2024

☑ Declaration made

Declaration

I/We hereby apply for 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

Martin Smith

Date

16/06/2024

Amendments Summary

Detailed elevation and floor plans submitted. Design and Access Statement and Heritage Statement submitted. Structural Survey report along with supporting photographs submitted.
All documents submitted as requested.