

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

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. Site Address

Number	<input type="text" value="82"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Kingsholm Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester"/>
Postcode	<input type="text" value="GL1 3BB"/>

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

Easting (x)	<input type="text" value="383529"/>
Northing (y)	<input type="text" value="219503"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Michael"/>
Surname	<input type="text" value="Dodd"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="79 Cromwell Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text" value="Cheltenham"/>
Country	<input type="text"/>
Postcode	<input type="text" value="GL52 5DN"/>

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

1) Replacement of roof

Remove existing ridges and set aside for re-use. If re-use is not possible then nearest possible replacement using traditional materials to be used.
Remove existing slates, leadwork, felt and battens.
Supply and fit new breathable membrane and treated timber battens.
Supply and fit new natural slates and refit existing ridge tiles or replace if ridge tiles cannot be reused.
Supply and fit of Code 3 lead soakers at hatch abutment.

Intent is to replace the front elevation of the roof first, with the rest of the roof to follow if required and while planning permission is still valid.

2) Installation of a greenhouse at the bottom of the garden, facing the house. The greenhouse will be no more than 6m by 4m in size, with a ridge height of no more than 3.5 metres. It will be situated more than 2 metres from any boundary line.

3) Installation of a wood or metal storage shed at the bottom of the garden. The shed will be no more than 3.5m by 5m in size. It will be no more than 2.5 metres high as it may be situated within 2 metres of a boundary line.

Has the work already been started without consent? Yes No

5. 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

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? Yes No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? Yes No

8. 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).

The cement fibre slates on the main roof front elevation have reached the end of their functional lifespan. The current slates, battens and felt will be removed and replaced with new battens, new breathable membrane and natural slates, rather than cement fibre ones, as this is consistent with the materials that would have originally been used on the house. The current ridge tiles will be re-used if possible, but if they have to be replaced the closest equivalent using traditional materials will be used. The main roof rear elevation and the pitched roof on the later Victorian extension (front and rear) may also need to be similarly replaced, using the same kind of materials.

9. 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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Roof covering	Lead flashing, cement fibre slates, felt membrane and softwood timber battens.	New breathable membrane and treated timber battens. New natural slates and refit existing ridge tiles or replace with the closest equivalent using traditional materials. Code 3 lead soakers.

Are you submitting additional information on submitted plans, drawings or a design and access statement? Yes No

10. 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

11. Parking

Will the proposed works affect existing car parking arrangements? Yes No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

13. 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

14. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Advised that listed building consent would be required for the roof replacement work and that natural slates would have to be used.

Advised that planning permission would be required for the installation of a greenhouse and shed.

15. 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.

Yes No

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?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the 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* 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

First name

16. Ownership Certificates and Agricultural Land Declaration

Surname

Declaration date

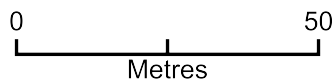
Declaration made

17. 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 (cannot be pre-application)

82 Kingsholm Road - location plan



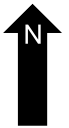
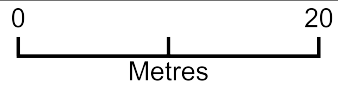
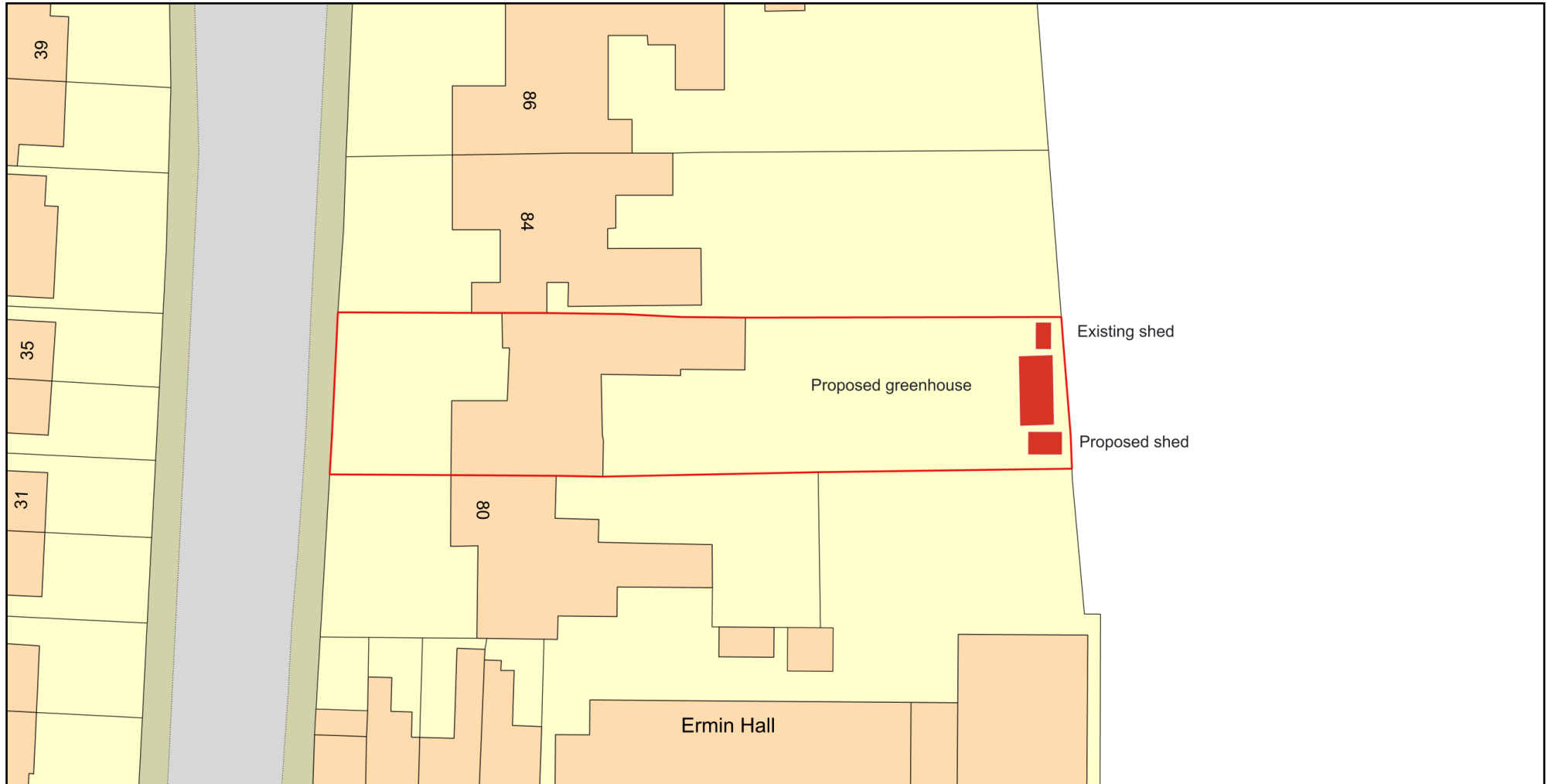
Plan Produced for: Michael Dodd and Sarah Yates

Date Produced: 05 Jan 2022

Plan Reference Number: TQRQM22005145527844

Scale: 1:1250 @ A4

82 Kingsholm Road - site plan



Plan Produced for: Michael Dodd and Sarah Yates

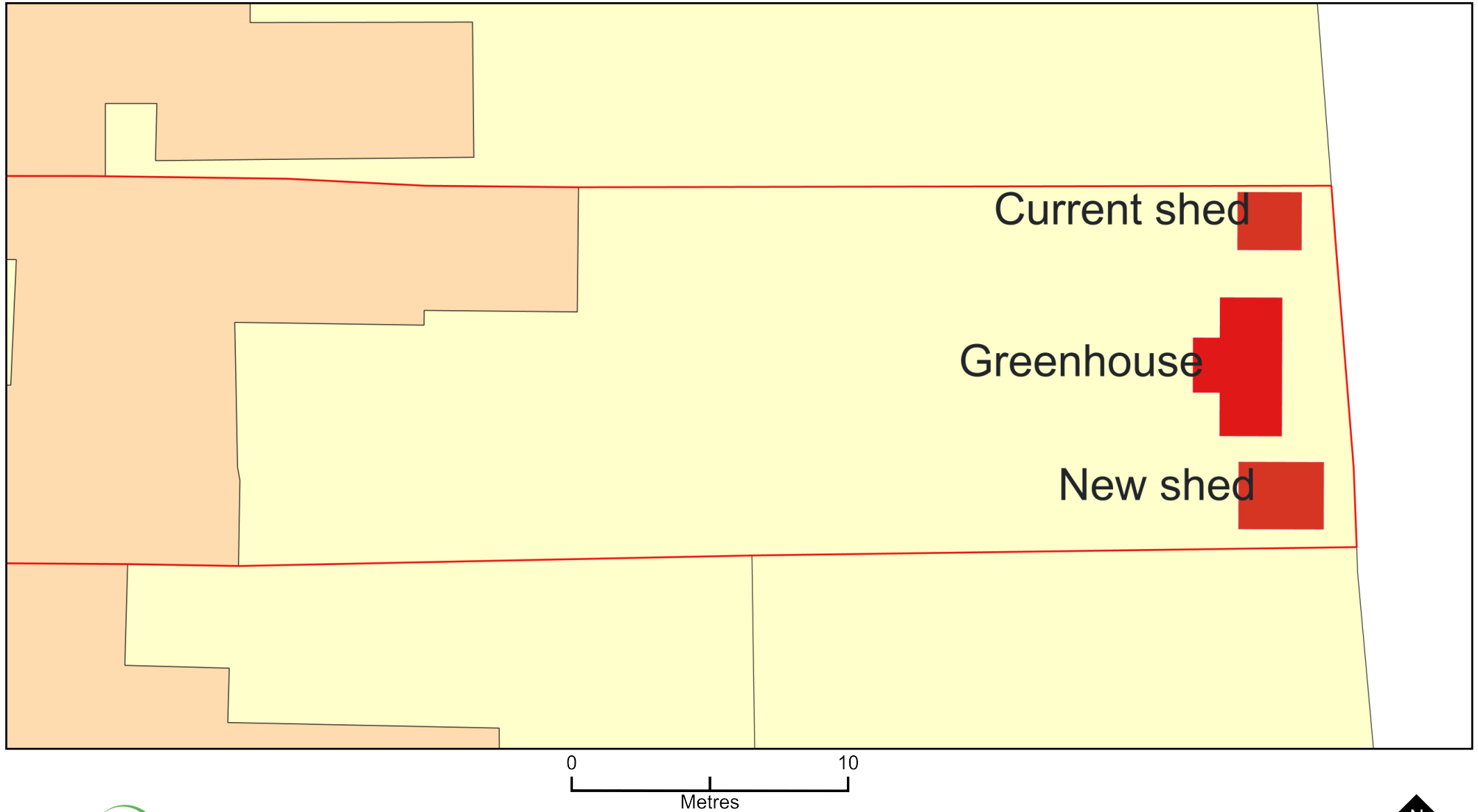
Date Produced: 05 Jan 2022

Plan Reference Number: TQRQM22005140539145

Scale: 1:500 @ A4

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82 Kingsholm Road - updated site plan - proposed



Plan Produced for: Michael Dodd and Sarah Yates

Date Produced: 11 Apr 2022

Plan Reference Number: TQRQM22094152712603

Scale: 1:200 @ A4

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Design and Access Statement for proposed alterations to 82 Kingsholm Road, Gloucester, GL13BB.

Introduction

This heritage, design and access statement has been prepared in support of an application for permission to replace the roof of 82 Kingsholm Road, Gloucester, GL1 3BB. The property is a Grade II listed semi-detached late Georgian townhouse in north of Gloucester city centre and on the eastern edge of the [Kingsholm Conservation Area](#).

Guidance for heritage, design and access statements emphasises that they should be appropriate in length. This has been taken into consideration when preparing this document.

Heritage

Kingsholm is a mainly residential area, with a mix of 18th, 19th and 20th century properties. There are six listed buildings in the Kingsholm Conservation Area, all at Grade II. 82 Kingsholm Road is one of four red brick semi-detached Georgian townhouses. They share common design features, including large sash windows, similar lintels and stonework, red brick walls with lime mortar and slate, rather than tile roofs. All have been subject to significant alteration and renovation over the years, both before and after being listed.

Property detail

The original part of 82 Kingsholm Road is believed to have been built at around the same time or just before the turnpike road into Gloucester was constructed. It dates from the late 1820's and originally comprised a basement, probably containing the kitchen, two main reception rooms and a scullery on the ground floor, two rooms on the first floor and two more on the second floor, with an attic above. At some point in the late 19th or early 20th century a substantial two-storey extension was built at the rear of the property, creating another ground floor room and a bathroom and third room on a mezzanine level between the ground and first floors. In 1990 a new single storey extension was added to the side and rear of the property, creating a single garage, utility room, kitchen and garden room/conservatory. At some point the entire roof area was replaced with artificial fibre cement slates, rather than the traditional blue/grey natural slate that would have originally been used. Internally, the oldest part of the property is characterised by high ceilings, cornicing, ceiling roses and fireplaces in every room. The newer parts of the house are constructed of more modern materials and have no original features.

Proposed work

The aim of the proposed work is to replace the current roof, which detracts from the visual appeal of the property and is not consistent with the original materials that would have been used when it was constructed. The current roof is made of artificial fibre cement slates and they have reached the end of their effective lifespan. They are no longer fully watertight in a number of locations. Replacing the roof will prevent water ingress causing any degradation to the fabric of the property and help to preserve the

features that made it worthy of listing. The visual effect will be to make the property look more like it did when initially constructed, primarily by using natural slates to replace the artificial slates currently in place. While scaffolding is erected to allow the roofing work to take place, some re-pointing of the brickwork may be required, as well as work to repair and stabilise lintel stones above some of the sash windows. This will be done with lime render and lime mortar, consistent with the original construction techniques used. This work will be a repair rather than a material change to the fabric of the building. The overall effect will be to bring the property closer to its original appearance and help preserve it for the future.

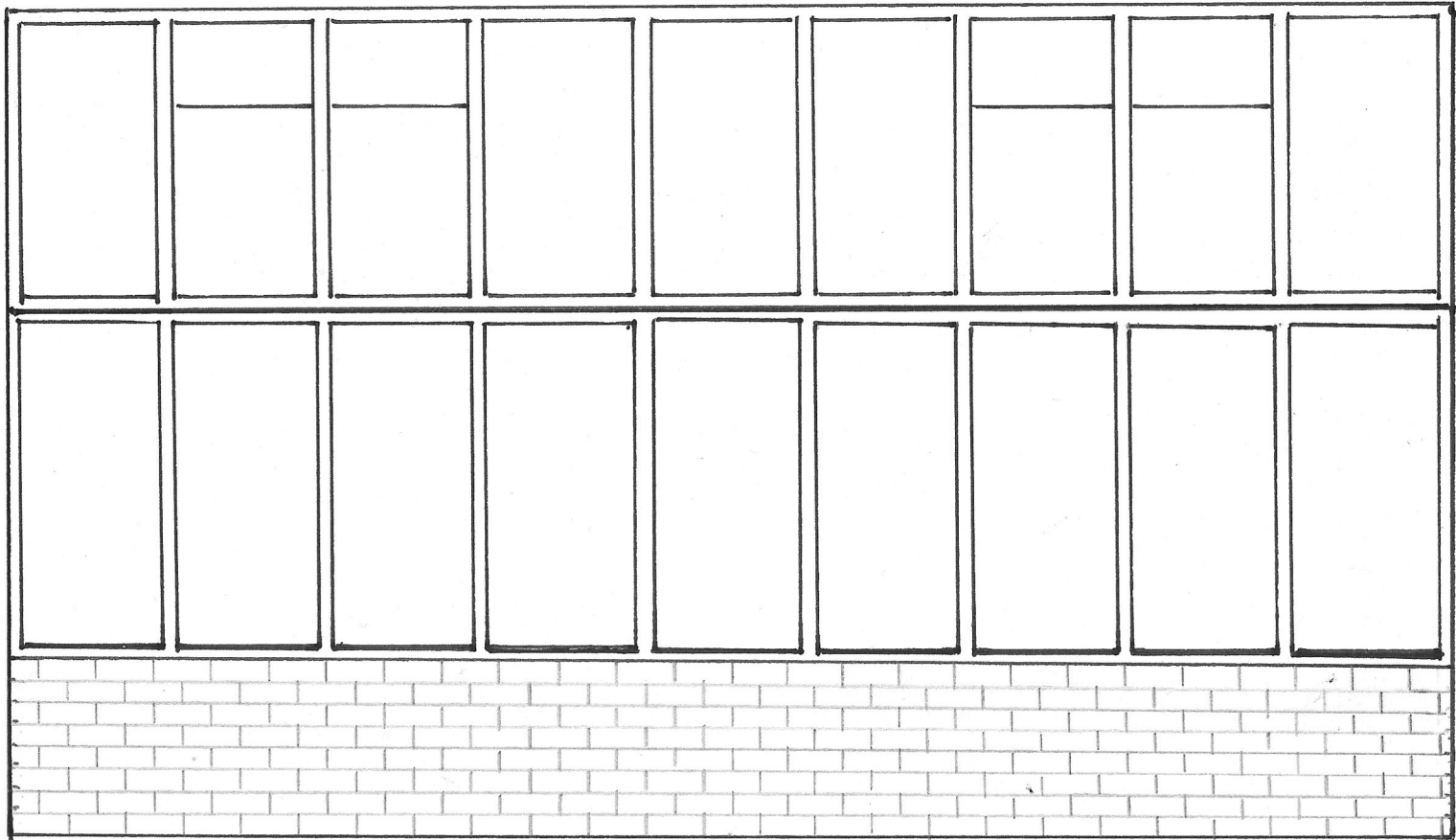
Permission is also sought to install a greenhouse and shed at the bottom of the garden. The greenhouse will be positioned centrally and have a floor plan of approximately 3 by 6m. It will be located more than 2 metres away from any boundary. The shed will be set in the corner of the garden and will likely be 2m by 3m and no more than 2.5m high.

Consultation

On 14 April 2021, the property was visited by Gloucester Conservation Officer Kate Biggs. She suggested that using natural slate to replace the roof would improve the appearance of the property and help return it towards its original state.

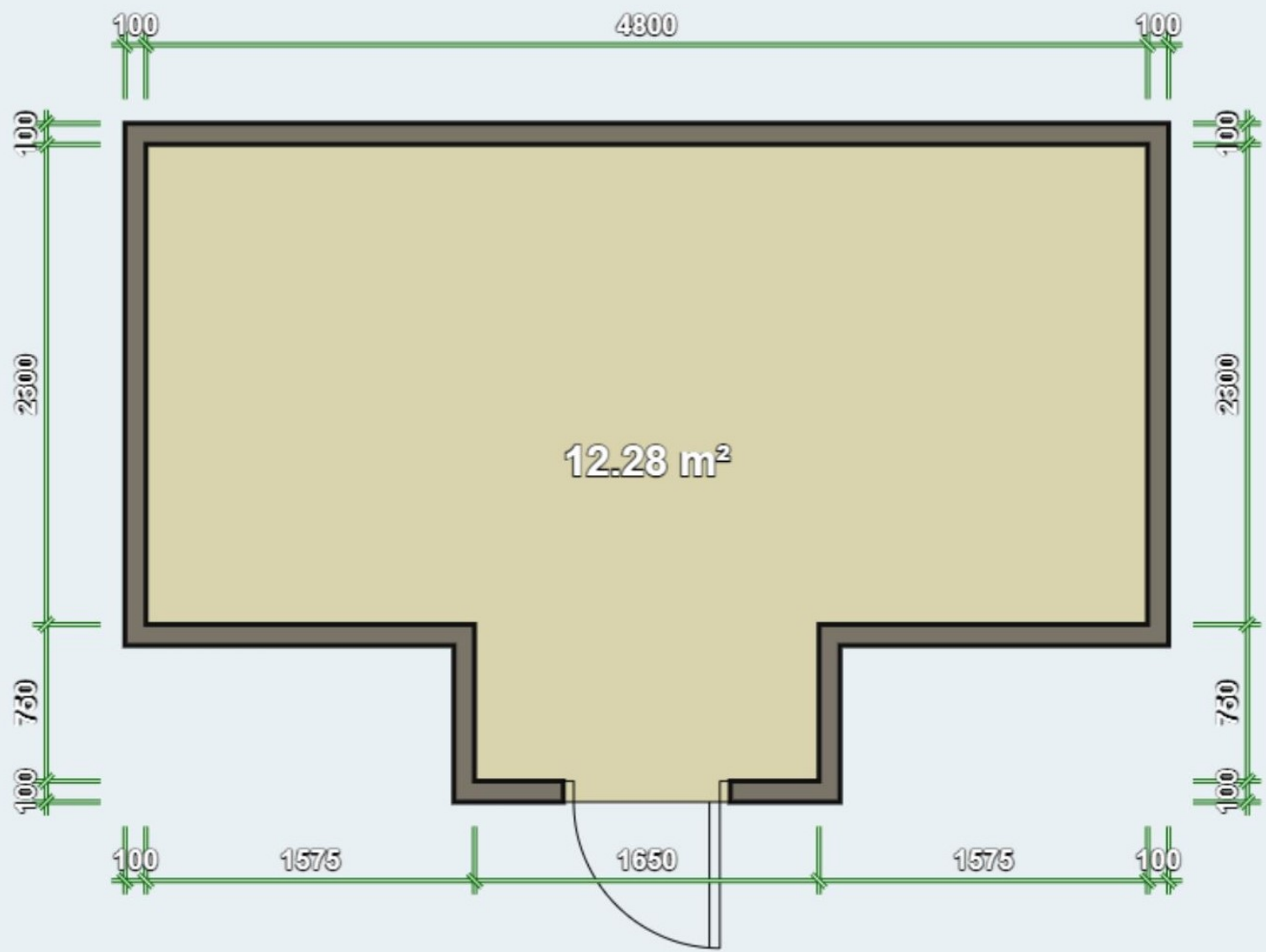
Advice has also been sought from Veal & Sons roofing contractors, who have reviewed the proposals and drawn up a plan of works.

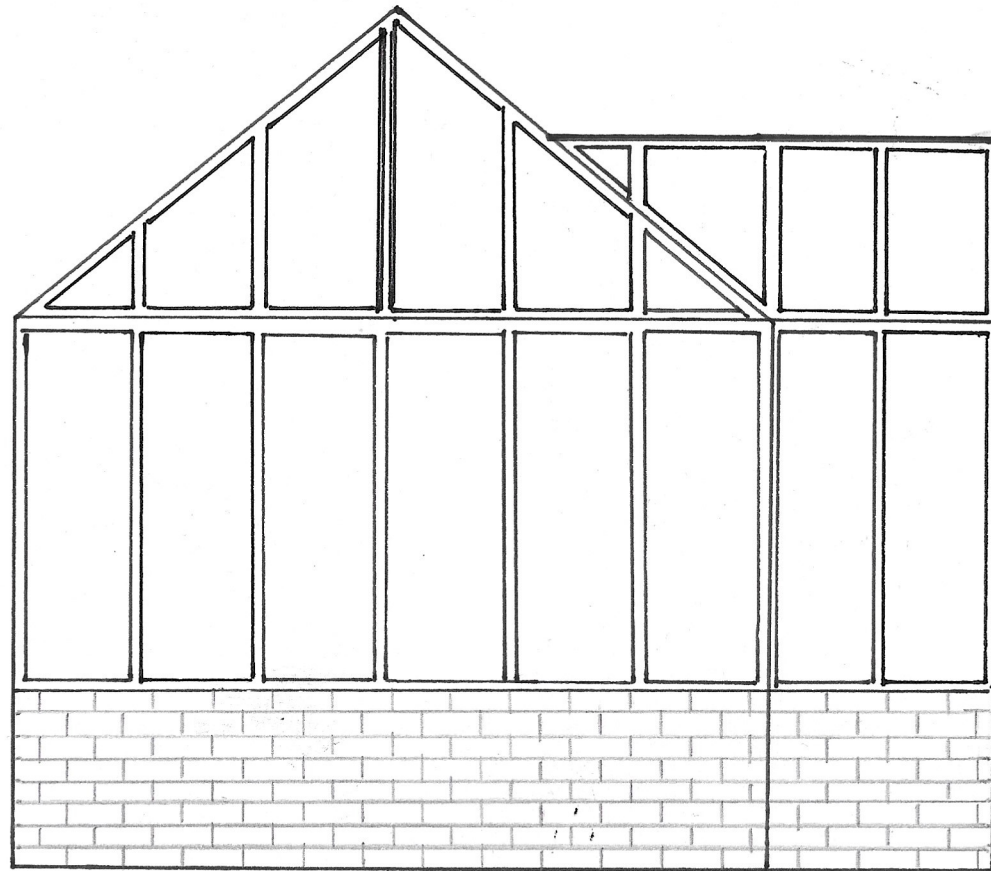
Neighbours at 80 and 84 Kingsholm Road have been consulted and have raised no concerns.



1:25 ON A4

1 METRE

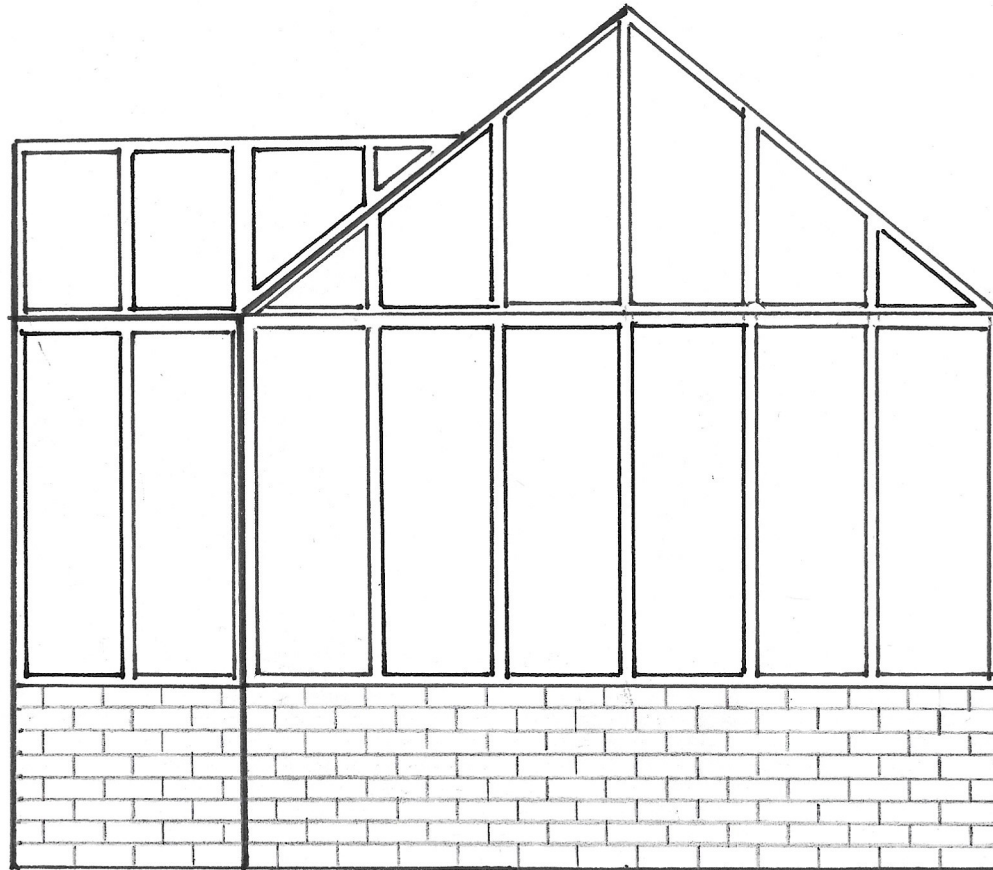




1:25 ON A4

1 METRE

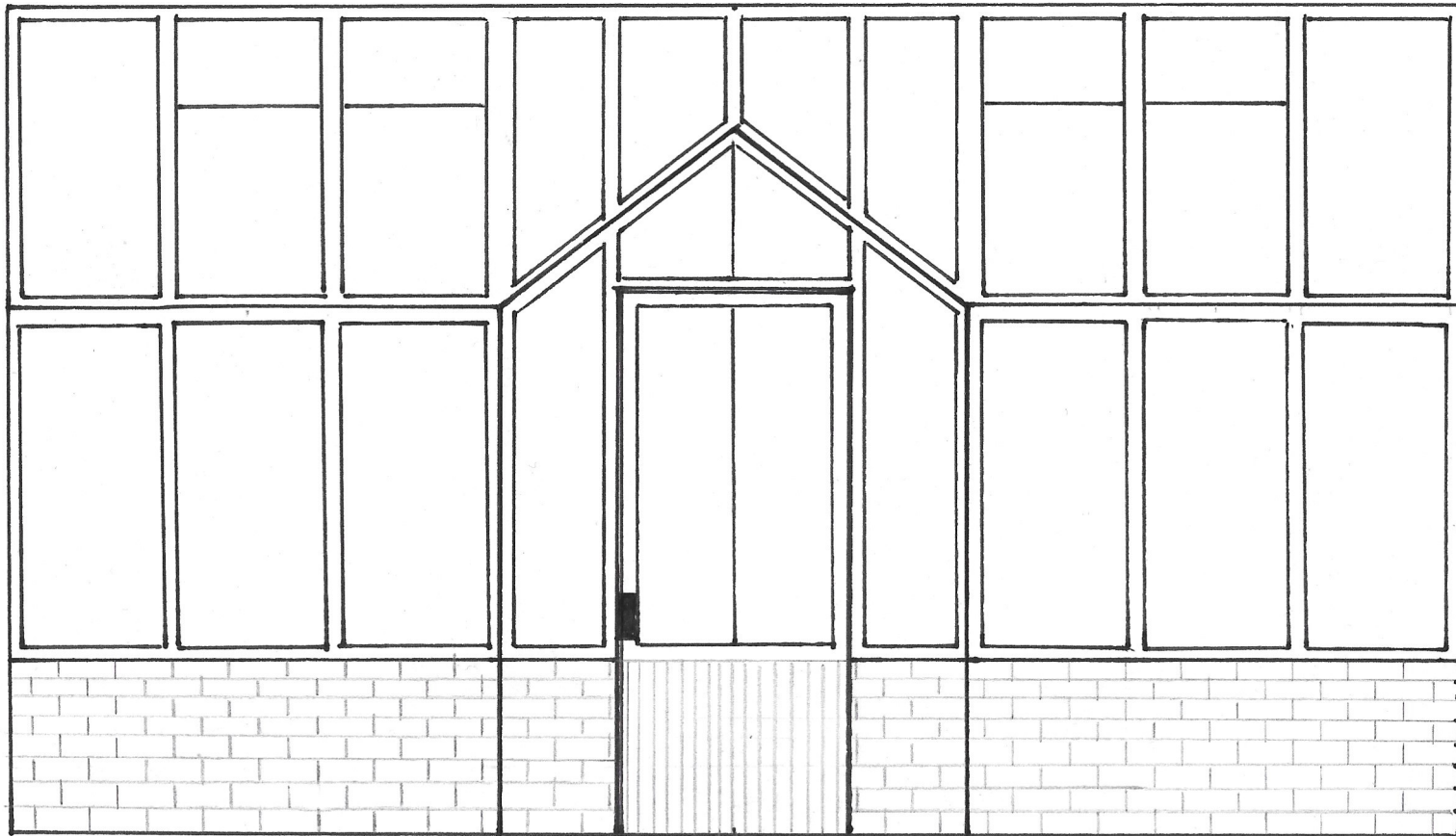




1:25 ON A4

1 METRE





1:25 ON A4

1 METRE



Proposed greenhouse and shed dimensions and materials – 82 Kingsholm Road

Dimensions

Greenhouse

Length - 5000mm
Width - 2500mm
Total width (including porch) - 3250mm
Porch depth - 750mm
Porch width - 1670mm
Eaves height - 1830mm
Porch apex height - 2430mm
Main apex height - 2850mm
Dwarf wall height - 600mm
Door height - 1900mm
Door width - 800mm

Shed

Roof width - 2500mm
Roof depth - 2970mm
Base width - 2350mm
Base depth - 2910mm
Eaves height - 1800cm
Roof height - 2360mm
Door height - 1610mm

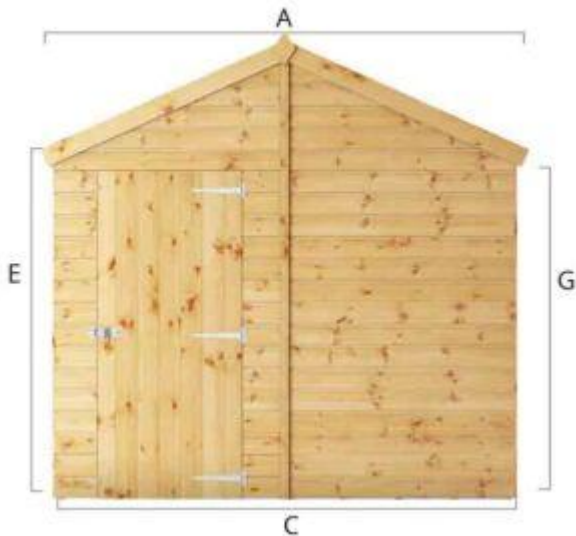
The materials we propose to use are as follows:

Greenhouse

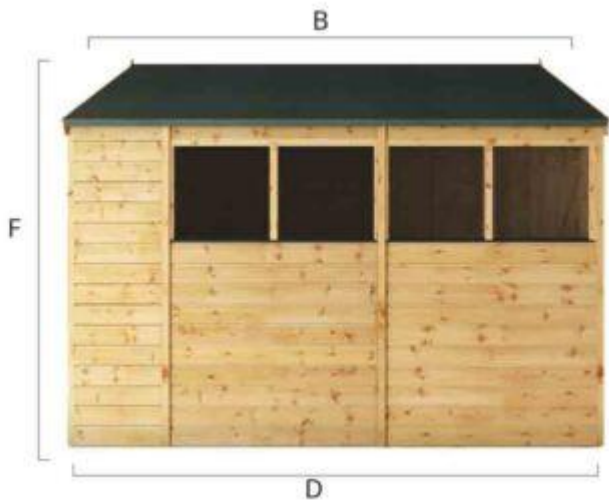
Western red cedar timber framing throughout (Grade 2 Clear & Better)
4mm toughened safety glass
Black antique hinges and locking handle to door
Aluminium capping to ridge and roof timbers, powder coated in grey
4-inch guttering and downpipe

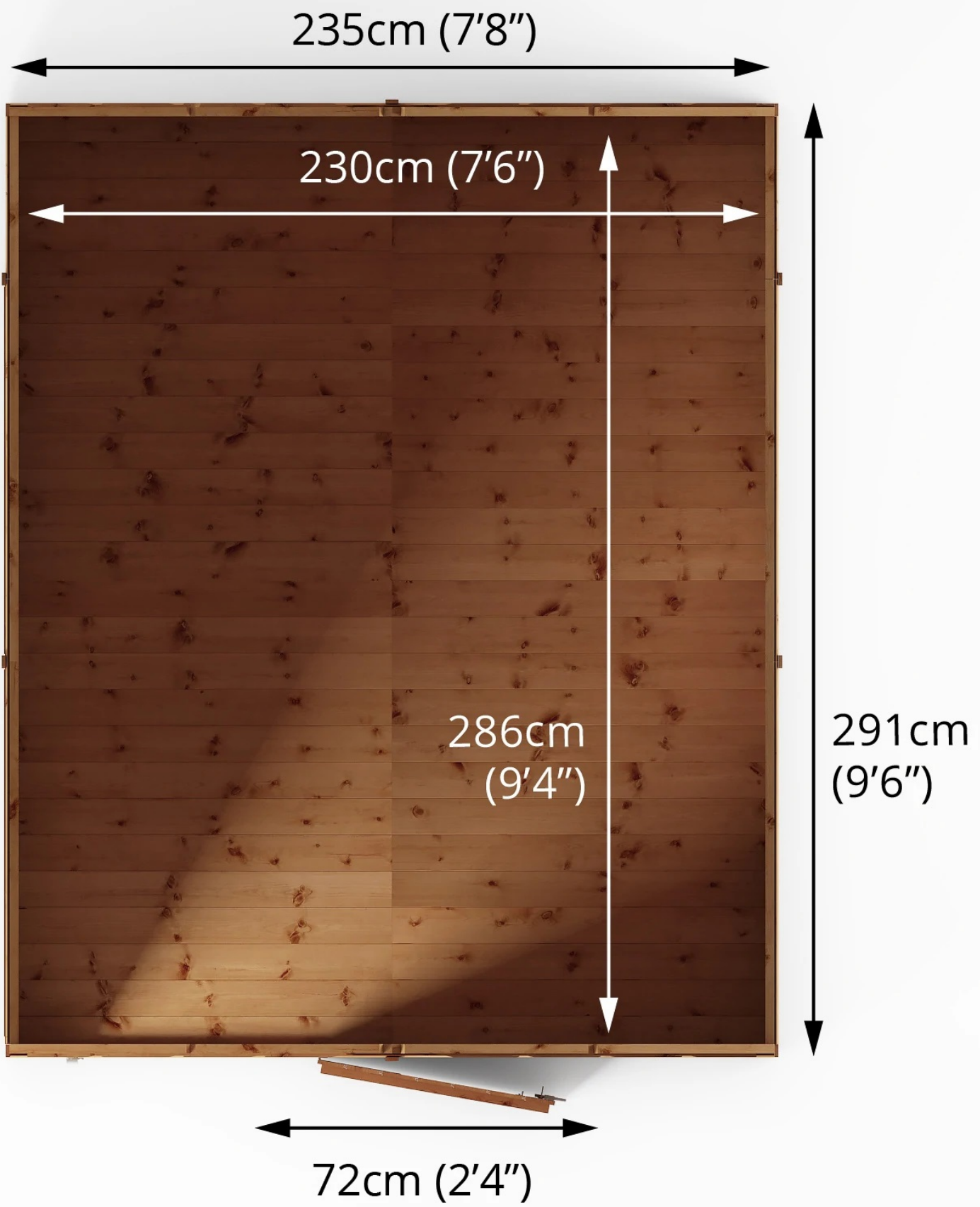
Shed

Pressure treated 12mm Shiplap Cladding
Pressure treated FSC softwood frame
Mineral Felt Roof Covering
Styrene Glazed Windows



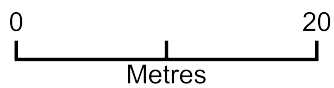
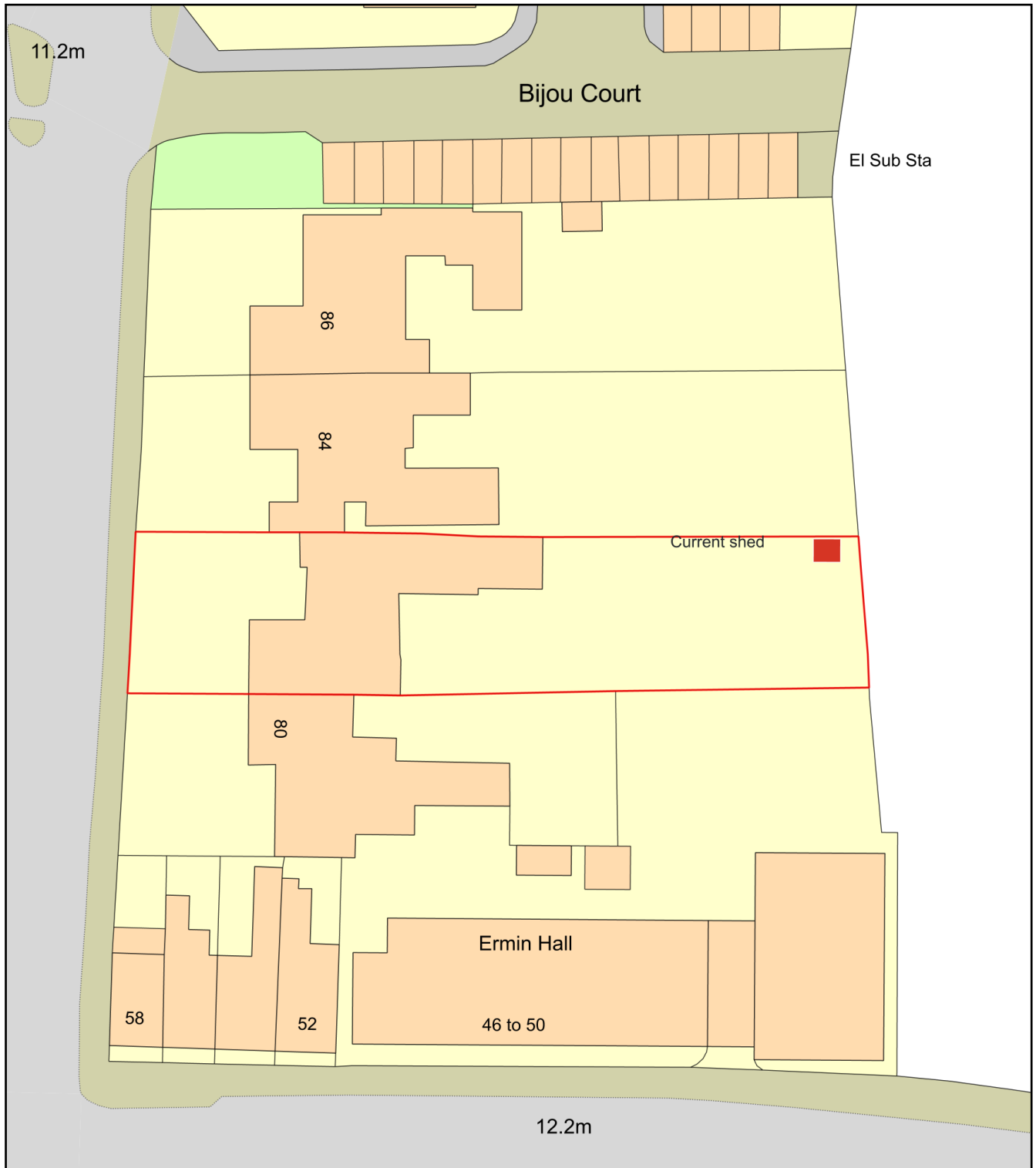
- A- Roof Width - 250cm (8"2")
- B- Roof Depth - 297cm (9"8")
- C- Base Width - 235cm (7"8")
- D- Base Depth - 291cm (9"6")
- E- Eaves Height - 180cm (5"10")
- F- Roof Height - 236cm (7"8")
- G- Door Height - 161cm (5"3")







82 Kingsholm Road - updated site plan - existing



Plan Produced for: Michael Dodd and Sarah Yates

Date Produced: 11 Apr 2022

Plan Reference Number: TQRQM22094151847935

Scale: 1:500 @ A4