

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

4 Basement Flat

Address Line 1

Wellington Parade

Address Line 2

Address Line 3

Gloucestershire

Town/city

Gloucester

Postcode

GL1 3NP

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

Easting (x)

383673

Northing (y)

218759

Description

Applicant Details

Name/Company

Title

MR

First name

JOHN

Surname

COSSINS PRICE

Company Name

HOMEPLAN DRAFTING SERVICES

Address

Address line 1

60 WHEATWAY

Address line 2

ABBEYDALE

Address line 3

Town/City

GLOUCESTER

Country

United Kingdom

Postcode

GL4 5ER

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

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

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

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).

ALTER INTERNAL STUD PARTITIONS AND ERECTION OF NEW STUD PARTITIONS, REPLACE REAR DOOR

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 doors

Existing materials and finishes:

TIMBER FRAMED EXTERNAL DOOR PAINTED

Proposed materials and finishes:

TIMBER FRAMED EXTERNAL DOOR PAINTED

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

- Yes
 No

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

DRAWING: JCP-BF-4WP-001

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

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

Glenn

Surname

Church

Declaration Date

01/02/2022

Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Glenn Church

Date

01/02/2022

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 383673, 218759



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
01/02/2022 12:52

Homeplan Drafting Services

Planning and Architectural Services

28 Jasmine Close, Abbeydale, Gloucester GL4 5FJ

www.homeplanservices.co.uk

Design and Access Statement Required remedial works to.

**Basement Flat
4 Wellington Parade
Gloucester GL1 3NP**

1. Assessment

4 Wellington Parade is a Basement Bedsit is situated within a terrace of properties predominantly converted to flats.

No's 2-8 Wellington Parade and attached area railings are listed Ref No 1245479

SO8318NE WELLINGTON PARADE 844-1/9/373 (East side) 23/01/52 Nos.2-8 (Consecutive) and attached area railings

GV II

Terrace of seven houses. Completed 1814, later alterations. Brick with ashlar facade (painted to No.2 and partly replaced with render to No.6), slate roofs, brick stacks with chimney pots. Double-depth block with rear wings, originally designed as four houses, as No.2, but each of the three houses to the south subsequently divided into two houses at an early date. EXTERIOR: three storeys and basements with railed pavement areas and continuous parapet with stone coping; each of the original houses were designed to be five wide bays with an identical but blind bay masking the position of each party wall and at the south end of the terrace where another house may have been planned. Each of the original doorways are round-arched and has a recessed moulded timber frame with a semicircular, "batswing" pattern, metal fanlight above the lintel except the doorway to No.3 where the fanlight has been replaced by replica; on the ground floor all the windows and the window openings altered to doorways are inset in round-arched recesses; arched sashes with glazing bars, margin panes, and Gothic glazing in the upper sashes. Nos 4, 6 & 8 have entrance doorways formed in window openings; Nos 6 & 8 with slightly smaller fanlights of similar pattern to the original. The basement windows are recessed in openings with segmental arched heads and except where altered have sashes with glazing bars; on the first and second floors sashes with glazing bars (3x4 panes) in openings with projecting stone sills. INTERIOR: not inspected, but known to have retained most of original joinery and corncicing. SUBSIDIARY FEATURES: the basement areas are bridged with stone steps to

the entrance doorway thresholds, and the areas and bridges have wrought-iron railings and gates with turned or twisted finials and iron finials to main standards. Although probably planned as four 5-bay houses, it is evident that they were completed as now, with Nos 3 to 8 alternating 3-bay and 2-bay houses with blind windows in front of alternate party walls and with narrower doors to Nos 6 & 8. The unfinished south gable indicates that a further house was planned.

2. Proposed Works

The application relates to the client wishing to alter internal partitions to make the existing bedsit in to a one bedroom basement flat.

Comprising of alteration only of internal stud walls and replacement of one external door as image below:



3. Planning Policy

It is believed that the proposed works do not affect any aspects of the property that are listed and will, in no way detract from the existing building in terms of appearance, functionality, or design.

4. Conclusion

The proposal indicates a very small alteration to the site and will have minimal visual impact on the appearance of the wider area, it is considered that the proposal in terms of site, sizing and design is appropriate to this location and that no material harm will be made to the local natural landscape, visual impact will be minimal and use of proposed materials appropriate.

The proposed alterations will make a substantial improvement to the dwelling without detriment to the building as a whole or the conservation area in general.

Homeplan Drafting Services

Planning and Architectural Services

28 Jasmine Close, Abbeydale, Gloucester GL4 5FJ

www.homeplanservices.co.uk,

Historic Environment Statement

Basement Flat 4 Wellington Parade Gloucester GL1 3NP

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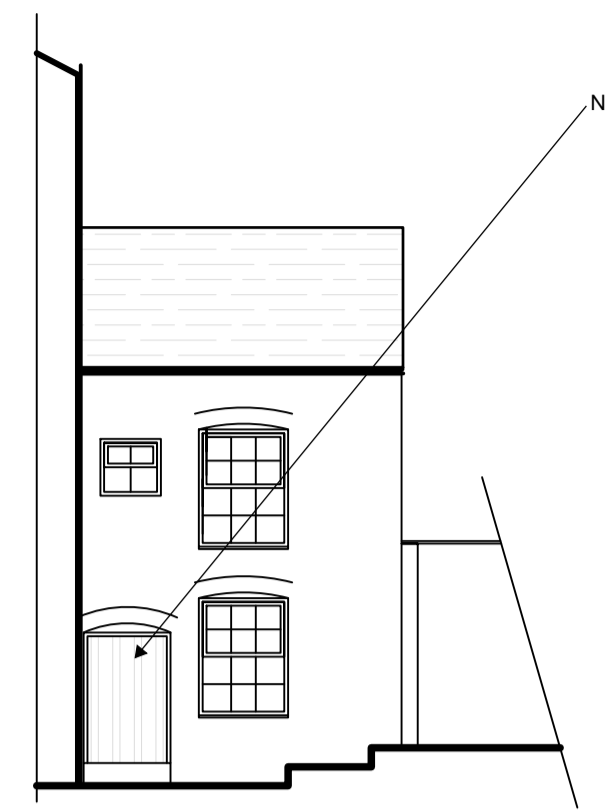
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ELEVATION ON A A AS EXISTING

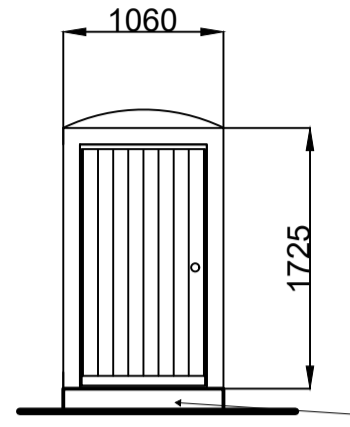
THIS BAR SHOULD SCALE 5M @ 1:100



ELEVATION ON A A AS PROPOSED

S/W TIMBER FRAME CONSTRUCTED TO MATCH EXISTING AT 90MM WIDE X 110MM DEEP WITH 25MM REBATE FOR DOOR.

FIT MADE TO MEASURE SOFTWOOD TONGUE AND GROOVE SOLID DOOR WITH ROUND HANDLES AND MORTICE LOCK.



D01, REPLACEMENT DOOR 1:50 @A1



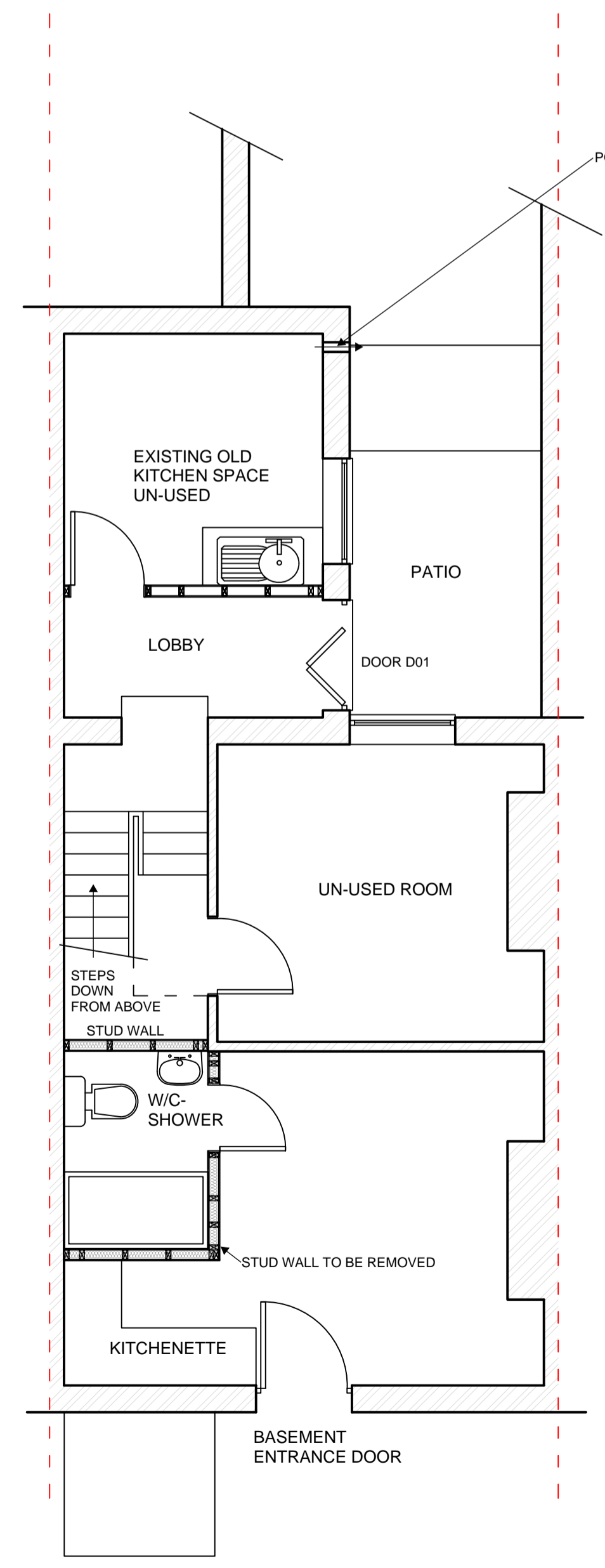
EXISTING STONE SILL

EXISTING DOOR D01 TO BE REPLACED

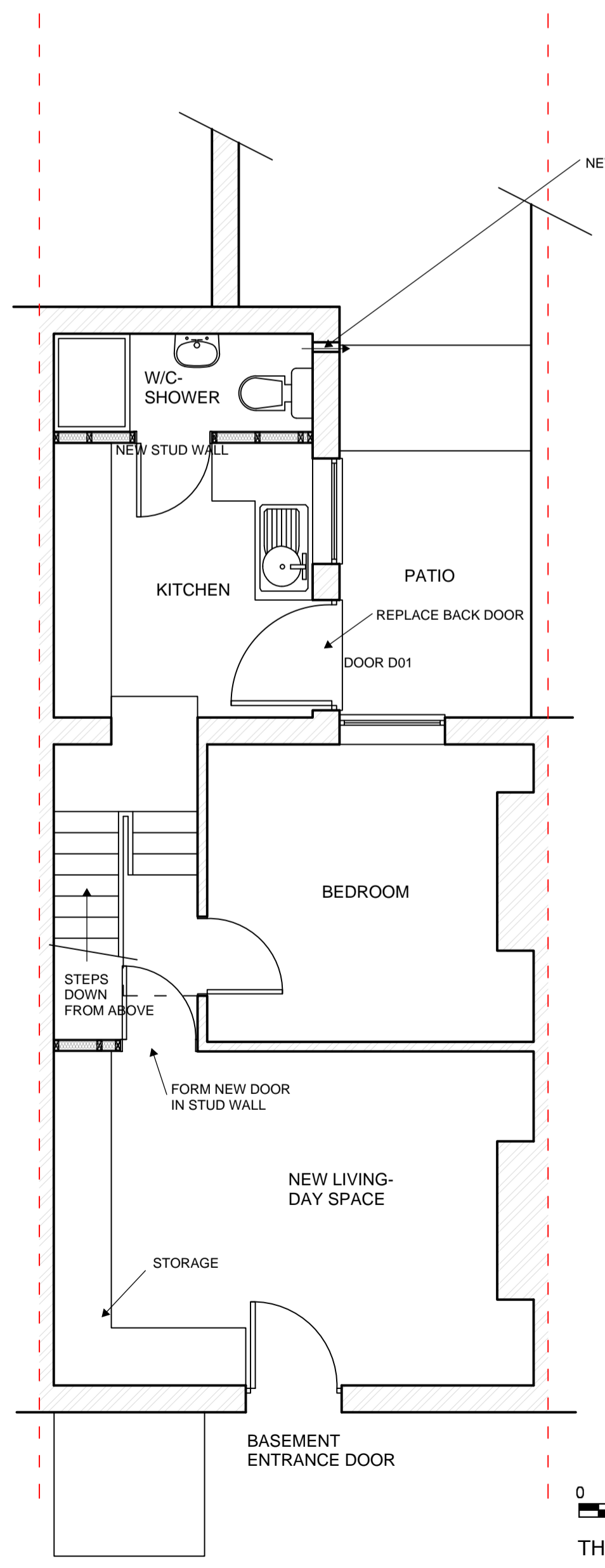
- NOTES
- 1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)
 - 2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS
 - 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
 - 4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY. CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.



1:500 BLOCK PLAN



BASEMENT PLAN AS EXISTING



BASEMENT PLAN AS PROPOSED

THIS BAR SHOULD SCALE 5M @ 1:50



1:1250 SITE LOCATION PLAN

FOR PLANNING ONLY

REV A: 01-03-2022, SITE BOUNDARY NOTE ADDED

ARCHITECTURE PLANNING DESIGN

CLIENT/PROJECT:
MR JOHN COSSINS PRICE

TITLE:
PROPOSED EXTENSION TO GROUND BASEMENT BEDSIT TO CREATE A ONE BEDROOM APARTMENT
4 WELLINGTON PARADE, GLOUCESTER GL1 3NP

SCALE:
1:1250, 1:500, 1:100 AND 1:50 @ A1

DATE:
JANUARY 2022

JCP-BF-4WP-G-001A