

Development Management

Welwyn Hatfield Borough Council

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**WELWYN
HATFIELD**

Application for listed building consent for alterations, extension or demolition of a listed building. 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. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Dermot"/>	Surname:	<input type="text" value="Figgis"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="The Limes, 51, High Road"/>				
	<input type="text" value="Essendon"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="HATFIELD"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="AL9 6HS"/>	Email address:	<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="John"/>	Surname:	<input type="text" value="Tomlin"/>
Company name:	<input type="text" value="White Cottage Leisure Buildings Ltd"/>				
Street address:	<input type="text" value="Unit 4 Springvale Business Centre"/>				
	<input type="text" value="Millbuck Way"/>	Telephone number:	<input type="text" value="01270753826"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="SANDBACH"/>	Fax number:	<input type="text" value="01270757581"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="CW11 3HY"/>	Email address:	<input type="text" value="john@whitecottage.co.uk"/>		

3. Description of the Proposal

Please describe the proposed works:

Demolition of existing greenhouse and construction of replacement to similar design on existing base wall. Greenhouse itself is not listed but falls within the curtilage of the property which is grade II listed.

Has the work already started?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If Yes, please state the date when the work was started:	<input type="text" value="20/06/2016"/>
Has the work been completed?	<input type="radio"/> Yes <input checked="" type="radio"/> No		

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Related Proposals

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

Yes No

6. 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 (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External Doors - description:

9. Materials

Description of *existing* materials and finishes:

Painted softwood, glazed above cill level

Description of *proposed* materials and finishes:

Painted Western Red Cedar, brass hinges, solid bronze handlesets, glazed above cill level

External Walls - description:

Description of *existing* materials and finishes:

Painted Softwood frame and 3mm horticultural glass panels

Description of *proposed* materials and finishes:

Painted Western Red Cedar frame with 4mm toughened glass

Roof covering - description:

Description of *existing* materials and finishes:

Painted softwood frame with 3mm horticultural glass panels

Description of *proposed* materials and finishes:

Powder coated all-aluminium frame with 4mm toughened glass

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Photographs of the above contained and referenced within design and access statement

10. Demolition

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

Yes No

Which of the following does the proposal involve?

a) Total demolition of the listed building

Yes No

b) Demolition of a building within the curtilage of the listed building

Yes No

c) Demolition of a part of the listed building

Yes No

What is the total volume of the listed building? m³

What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Upper part of greenhouse - timber frame and glass only

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

It has become unsafe with glass panes regularly falling out due to timber frame rotting and warping, particularly in the roof.

11. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, will there be works to the interior of the building?

Yes No

Will there be works to the exterior of the building?

Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

11. Listed building alterations

Current greenhouse timber frame and glass to be removed due to rotting frame. Original greenhouse base walls to be retained and undisturbed. Original timber ridge beam to be left on boundary wall to avoid disturbance to masonry. (photo Existing ridge beam)

New replacement frame and glass to be manufactured and installed by White Cottage Greenhouses who specialise in the design, manufacture and installation of bespoke traditional greenhouses. Painted Western Red Cedar framework to be used with powder coated aluminium glazing bars specified in the roof only. Frame design will be typical of those built around the time original greenhouse c.1900.

The new greenhouse will sit on top of the original dwarf walls and exert only vertical loads on all walls so as not to cause stress to the masonry. Four fixing points will be necessary against the boundary wall and will be via 4 x M10 x 90 steel anchor bolts each. These fixing points will be hidden inside the timber framing. Traditional lead flashing will be used to provide a weather-tight junction with the boundary wall and will also cover and hide the original timber ridge which has been left in place. All flashings and gaps to be pointed up with lime mortar as is consistent with that used in the original brickwork. (drawing. Section C-C)

Square profile timber beading in conjunction with a dry glazing system will be used to retain the glass in the vertical faces of the greenhouse. This beading will be fixed with solid brass pins. (drawing. Section A-A)

An entirely aluminium glazing system is used in the roof comprising of a typical 'inverted-T' glazing bar, external capping and a discreet EPDM glazing gasket. For strength, durability, ease of maintenance and peace of mind, 4mm toughened glass will be used throughout the building. (drawing. Roof alum profiles)

Door and window furniture to be solid bronze provided by Louis Fraser. (photo. Bronze handle)

A galvanised steel system will be used to divert rainwater to existing sunken tanks. Rainwater goods to be provided by Lindab and powder coated to match the frames.

All parts to be painted or powder coated in BS 18B17 'Heron' with a satin finish. (photo. BS 18B17 Heron)

12. Listed Building Grading

If known, 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

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes No

14. 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? (Please select only one)

The agent The applicant Other person

15. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Certificate under 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 (*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.

Title: First name: Surname:

Person role: Declaration date: Declaration made

16. 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

06/08/2016