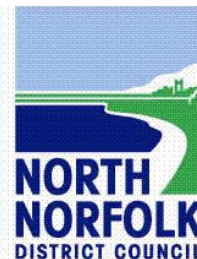


Planning Section

North Norfolk District Council

Holt Road, Cromer, Norfolk NR27 9EN

Telephone: 01263 516150 / 516151 / 516143

email: planning@north-norfolk.gov.uk

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	<input type="text" value="121"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Ivy House"/>
Address Line 1	<input type="text" value="High Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Norfolk"/>
Town/city	<input type="text" value="Blakeney"/>
Postcode	<input type="text" value="NR25 7NU"/>

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

Easting (x)	Northing (y)
<input type="text" value="602964"/>	<input type="text" value="343815"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

County

Country

Postcode

NR26 8QY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Repairs and minor internal alterations

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

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).

Please refer to:

LBC02 - Proposed floor plans
LBC03 - Proposed elevations
LBC04 - Proposed windows and doors
LBC05 Doors D01 and D02
LBC06 Door D04
LBC07 Door D05
LBC08 TJW flush casement window sections
Design Access and Heritage Statement Rev A - 121 Ivy House, Blakeney Chkd

NOTE: Please contact the agent should there be a need for any further clarification or information.

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:

Original house - Brick and flint. Later rear extensions - LBC facing brick and render. Side boundary wall - Plain modern concrete block wall.

Proposed materials and finishes:

Original house - Brick and flint (No changes proposed). Later rear extensions - Render to match existing to keep consistency. Side boundary wall - Brick and flint cladding with reclaimed materials.

Type:

Roof covering

Existing materials and finishes:

Clay pantiles and a small area of flat roof.

Proposed materials and finishes:

Localised repairs where necessary.

Type:

Chimney

Existing materials and finishes:

Red facing brick chimney.

Proposed materials and finishes:

Red facing brick chimney (No changes proposed).

Type:

Windows

Existing materials and finishes:

Front elevation - Timber sash windows. Side and rear elevations - Timber stormproof windows with night vent.

Proposed materials and finishes:

Front elevation - Timber sash windows (No changes proposed). Side and rear elevations - Flush finish timber casement windows, following the style of the front elevation windows.

Type:

External doors

Existing materials and finishes:

Front door - Modern lightweight timber door. Side door - Modern sliding door with modern glazed side panels.

Proposed materials and finishes:

Front door - Proposed new traditional solid timber door leaf with two glazed panels at the top of the door leaf as seen in context. Side door - Proposed new traditional solid timber door with glazing to match the style of the windows. Rear doors - Two new traditional solid timber French doors with glazing to match the style of the windows.

Type:

Ceilings

Existing materials and finishes:

Lath and plaster and plasterboard over the newer areas of the house.

Proposed materials and finishes:

No changes proposed to the existing materials type.

Type:

Internal walls

Existing materials and finishes:

Solid walls and lightweight stud partitions.

Proposed materials and finishes:

Localised new partitions are proposed to be lightweight stud partitions with wood fiberboard allowing reversibility of the works.

Type:

Floors

Existing materials and finishes:

Exposed timber floor. Carpets. Vinyl. Pamments.

Proposed materials and finishes:

Exposed timber floor - Proposed to be repaired as necessary. Carpets 01 - Old carpets are proposed to be replaced for new carpets. Carpets 02 - In the Entrance Hall the old carpet is proposed to be replaced for Honed Marble finish Carpets 03 - In the kitchen, the old carpet is proposed to be changed for Porcelain tiles. Vinyl - in the ground floor shower room, the vinyl is proposed to be changed for tiles. Pamments - No changes proposed.

Type:

Internal doors

Existing materials and finishes:

Painted timber doors.

Proposed materials and finishes:

Painted timber door.

Type:

Rainwater goods

Existing materials and finishes:

Upvc rainwater goods.

Proposed materials and finishes:

Upvc rainwater goods.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber board fence Masonry wall.

Proposed materials and finishes:

Timber board fence (no changes proposed) Masonry wall (rear boundary) - proposed to be repaired only.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Hard paved drive.

Proposed materials and finishes:

Hard paved drive (no changes proposed).

Type:

Lighting

Existing materials and finishes:

Standard residential lighting.

Proposed materials and finishes:

Standard residential lighting.

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

Design Access and Heritage Statement - 121 Ivy House, Blakeney

LBC01 Rev B-Existing floor plans and elevations

LBC02 - Proposed floor plans

LBC03 - Proposed elevations

LBC04 - Proposed windows and doors

LBC05 Doors D01 and D02

LBC06 Door D04

LBC07 Door D05

LBC08 TJW flush casement window sections

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

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

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The response in the pre-application supported the proposal. More clarification was requested should a planning and listed building consent application be submitted.

An application was submitted at a later date under the reference number LA/23/2199. The application was refused based on the need for further information and clarifications.

A meeting was held at the property with the Conservation Officer to explain and discuss the proposed works. The Conservation Officer kindly provided advice on the proposal and information to be submitted.

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?

- Yes
- No

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

- 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* 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

Mr

First Name

Jonas

Surname

Rossi

Declaration Date

16/02/2024

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.

I / We agree to the outlined declaration

Signed

Jonas Rossi

Date

16/02/2024