



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. Site Address

Number	
Suffix	
Property name	Calton Moor House
Address line 1	Ashbourne Road
Address line 2	Calton Moor
Address line 3	
Town/city	Ashbourne
Postcode	DE6 2BU
Description of site location must be completed if postcode is not known:	
Easting (x)	411507
Northing (y)	348728
Description	

2. Applicant Details

Title	Mr
First name	edward
Surname	talbot
Company name	
Address line 1	Calton Moor House
Address line 2	Calton Moor
Address line 3	Calton Moor
Town/city	Ashbourne

2. Applicant Details

Country	United Kingdom
Postcode	DE6 2BU
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 details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

A) Alterations to rear wing of house.

1) Conversion of the current Garage into a kitchen with new entrance to the property. for the ground floor, utilizing the wall space more suited for a new kitchen and release the more characterful room currently used as a kitchen to be a reception room. On the first floor making a bedroom and converting the new roof with inclusion for lighting. This includes:

- Conversion of the garage which is current too narrow to fit a vehicle inside, into a kitchen.
- Removal of a portion of single skin wall to create an opening from the rear wing to the garage (new kitchen)
- installation of underfloor heating
- removal of old water system that was previously used to service the property as a B&B
- removal of old out building style WC in the garage
- Conversion upstairs into a loft style bedroom utilizing the roof space and south facing wall by installation of skylights to the south of the property
- changing current garage doors to windows and doors to create more light to the kitchen and bedroom

2) Extension and conversion of the current utility Room to upgrade to current building standards and removal and replacement of roof sections to stop leaks, including:

- removal of lean-to glass roof, reform Utility and make new WC
- extension of east facing wall to match with current line of main house
- Open doors to patio
- Installation of new Oil fired boiler and hot water system to replace the existing system which is only suitable for B&B and now fully outdated and unworkable
- relaying of roof tiles

B) Creation of New Vehicular access to property from A52

Currently the access on the Ashbourne to Leek road provide limited visibility, and mean that vehicles must pass over the old tunnels in front of the property. To stop this and preserve the tunnels and crate a safer access, a new entrance is proposed along the A52.

Has the development or 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. Demolition of Listed Building

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building
☐ Yes ☒ No

6. Demolition of Listed Building

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

If the answer to c) is Yes

What is the total volume of the listed building? 700.00

Cubic metres

What is the volume of the part to be demolished? 1.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month 1

Year 1950

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

An Incidental Wall and Lean to Roof forming part of the existing utility (Formally a shed).

Also a portion of Victorian era single skin wall separating the current garage and rear wing

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

Remove the wall section of the utility that currently has little intrinsic worth (conclusion of heritage survey) and is not built to any sort of building standard. and replace with a water tight and appropriate standard utility, WC and lobby.

Utilize and convert the garage into an inhabitable and usable space. linking with rear wing of the house.

Creation of suitable space to remove the old water system and replacement for updated system suitable for residential space. (formally B&B)

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☒ No

8. Immunity from Listing

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

9. 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).

plans are attached to the proposal.

10. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

10. Materials

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
External Walls	Breeze block, Brick and render finish, Dry Lining, Plasterwork	Stone, as per original construction with Render to match existing
Roof covering	Lean to Tiled roof	Flat roof with Window
Floors	Ceramic floor Tile	Floor Tile with underfloor heating
External Doors	External Door	Window, keeping same style and model as existing

Are you submitting 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

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11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

Next door Neighbour. Dennis Salt

12. 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

13. 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	Mr
First name	
Surname	
Reference	Application

Date (Must be pre-application submission)

03/02/2021

Details of the pre-application advice received

Over view of the project and proposal and advice on how to investigate the impact of proposed works.

Advise to engage a qualified Heritage consultant. refer to report from Philip heath - Appointed Heritage Consultant

14. 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?

15. Certificates

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.

Person role

- ☒ The applicant
☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ 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 (cannot be pre-application)