

## 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         | <input type="text"/>                        |
| Suffix         | <input type="text"/>                        |
| Property Name  | <input type="text" value="Hallwater Farm"/> |
| Address Line 1 | <input type="text" value="Hallwater"/>      |
| Address Line 2 | <input type="text"/>                        |
| Address Line 3 | <input type="text" value="Staffordshire"/>  |
| Town/city      | <input type="text" value="Endon"/>          |
| Postcode       | <input type="text" value="ST9 9HG"/>        |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="393011"/> | <input type="text" value="353693"/> |

Description

## Applicant Details

### Name/Company

Title

DR

First name

SUDIPTA

Surname

ROY

Company Name

### Address

Address line 1

Hallwater Farm

Address line 2

Hallwater

Address line 3

Town/City

Endon

County

Country

Postcode

ST9 9HG

Are you an agent acting on behalf of the applicant?

- ☐ Yes  
☒ No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposed Works

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

The building is my full time home. The central heating and hot water run off an oil- fired boiler that is fed from a tank behind the garage. 6 weeks ago the boiler stopped working. I had a professional come out who says the current boiler is no longer serviceable and therefore a replacement is required.

Taking everything into consideration I would like to remove the oil burning system and replace this with a gas boiler. There are several reasons for this:

1. The current oil tank and its position does not comply with OFTEC regulations regarding the positioning and isolation of the tank. Although this can be rectified- the cost of doing so is prohibitive.
2. Oil is not an environmentally friendly energy source.
3. An oil tank leak can be environmentally destructive
4. A physical natural gas connection would be safer than the existing oil system.
5. There is gas main in the A53, adjoining my property- therefore the cost of establishing a physical connection is not prohibitive.
6. The gas main can be routed under the gravel driveway, across an elevated garden area, across the front garden to the main road. The entire installation can be made good with no trace of the working taking place with relative ease.
7. An LPG system is an alternative to an oil fired system. Although LPG is efficient and more environmentally friendly, an above-ground tank would be difficult to site and would be an eyesore and a buried tank would require significant ground works.
8. Ground source or Air source heat pumps were an alternative proposal we considered due to their environmental credentials. Due to the traditional construction of the property it is inherently poorly insulation. The building requires the movement of air in and out to avoid damp and resulting damage. Heat pumps require a well insulated property and is therefore not suitable.

The current flue arrangement (which goes up an existing chimney) is not suitable for a modern, efficient condenser boiler. Therefore, for an efficient condensing gas boiler to be fitted successfully the position will need to be altered. This will not require any alteration to internal fixtures or layout in the utility room. The gas line will enter the property as show in the attached photo and pictures. It can enter the property below ground level so will be invisible externally. A hole will have to be drilled in an external wall to allow passage of the pipe.

The flue from the condenser boiler has to be necessarily short- due to the low temperature of the plume. There is an existing vent in this area which can be used as a passage for the flue. This is detailed in the photo. The position of the flue is compliant with current regulations.

The proposed alterations above are, I believe, necessary for the continued preservation of the property in the medium to long term as I do not believe the existing oil system is an acceptable long term solution.

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).

All groundworks will be put right and there will be no enduring sign of the pipeline installation.

The only work required is for a hole to be drilled in an external wall to allow the gas pipeline to enter the property. This will be below ground level. There will be no enduring cosmetic, structural or historical implication to the property.

The flue will exit the building through an existing air vent. No addition drilling will be required. The position of the flue is in compliance with current regulations regarding the siting of such a flue. The proposed position is detailed on the attached photo.

## Materials

Does the proposed development require any materials to be used?

- ☐ Yes  
☒ No

## 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

SUDIPTA

Surname

ROY

Declaration Date

16/06/2024

☒ Declaration made

# Declaration

I/We hereby apply for 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

SUDIPTA ROY

Date

24/06/2024