

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Don

Surname

Hope

Company Name

Address

Address line 1

64 Patteson Avenue

Address line 2

Mission Bay

Address line 3

Town/City

Auckland

County

Country

New Zealand

Postcode

1071

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)

Strengthening of second floor rear bedroom and formation of a second bathroom.

The proposal is to strengthen the floor of the small back bedroom and form a bathroom for use by the top floor master bedroom, rather than requiring the occupant to descend one and a half floors to the bathroom located in the buildings outrigger extension.

Under application 23/3412/LBC, an unconsented ensuite and toilet were removed, restoring the master bedroom to its original proportions. The formation of the new bathroom retains the proportions of the original building and will restore the facilities needed for modern living.

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

If Yes, please describe and include the planning application reference number(s), if known

23/3412/LBC Approved. Replace floorboards to ground floor, replace fire surrounds to ground and first floor, removal of second floor ensuite and installation of Acco drainage channel to basement.

24/1154/LBC Withdrawn on 22/07/2024. This was a proposal to form a second floor bathroom requiring the removal of the entirety of the existing floor and ceiling below. The application was withdrawn upon advice from Heritage that the entire removal of the floor structure was not consistent with conservation principles and that a solution should be found that was more sympathetic to the existing fabric of the building.

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).

1. Floor Joist Strengthening, showing new joists bearing on party wall, hangers and steel reinforcing plates. Morton Partnership. 09/08/2024
2. Structural Calculations for proposed works. Morton Partnership. ref 23117/AF/PC/Calc dated August, 2024.
3. Contractor's Method Statement
4. Photos of rear elevation showing where an external SVP will be added, noting that it is consistent and in keeping with the other properties in the row.

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:

Floors

Existing materials and finishes:

Timber joists and bressummer to be retained. Modern floor boards to be removed

Proposed materials and finishes:

Addition of new c24 170x60 floor joists alongside existing floor joists. Joist hangers. Steel plates. 40mm plastic waste water pipe under floor. Pipework for WC and sink to be boxed in. SVP capped with air admittance valve. Marine ply to be fixed to new joists and covered with Amtico.

Type:

Other

Other (please specify):

Soil pipe

Existing materials and finishes:

None

Proposed materials and finishes:

Black soil pipe to match in colour and style the existing soil pipes on the adjacent properties.

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

1. FloorJoists Strengthening analysis. Morton Partnership. 09/08/2024
2. Contractor's Method Statement
3. Photos of rear elevation

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

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

If No, can you give appropriate notice to all the other owners?

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner:

***** REDACTED *****

House name:

Number:

5

Suffix:

Address line 1:

Sion Road

Address Line 2:

Town/City:

Twickenham

Postcode:

TW1 3DR

Date notice served (DD/MM/YYYY):

11/12/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Number:

64

Suffix:

Address line 1:

Patteson Avenue

Address Line 2:

Mission Bay

Town/City:

Auckland

Postcode:

1071

Date notice served (DD/MM/YYYY):

11/12/2024

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Don

Surname

Hope

Declaration Date

11/12/2024

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

Don Hope

Date

14/12/2024