

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Building 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 AddressNumber 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 **2. Applicant Details**Title First name Surname Company name Address line 1 Address line 2 Address line 3 Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Bradley"/>
Surname	<input type="text" value="Lomas"/>
Company name	<input type="text" value="Align Property Partners"/>
Address line 1	<input type="text" value="Morgan House"/>
Address line 2	<input type="text" value="Mount View"/>
Address line 3	<input type="text" value="Standard Way"/>
Town/city	<input type="text" value="Northallerton"/>
Country	<input type="text"/>
Postcode	<input type="text" value="DL62YD"/>
Primary number	<input type="text" value="01609797362"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="Bradley.lomas@alignpropertypartners.co.uk"/>

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):

Infill of existing pond and creation of new main school entrance using concrete paving slabs to provide new entrance (17 sq. metres), 1 no. new external timber doorset, removal of existing library ceiling, new plasterboard ceiling and installation of new full height metal stud walls, installation of new timber floating floors to raise internal floor levels.

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

5. Listed Building Grading

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

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).

17034.A.001 - Site Location Plan
17034.A.010 - Existing Site Plan
17034.A.020 - Proposed Site Plan
17034.A.040 - Site Compound
17034.A.100 - Plans, Sections
17034.A.200 - Existing and Proposed Elevations
Heritage Statement - Holy Trinity Infants School

10. 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

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls

Please provide a description of existing materials and finishes:

Red facing brick

Please provide a description of proposed materials and finishes:

Red facing brick to match existing (small infill below existing double doorset)

External Doors

Please provide a description of existing materials and finishes:

Timber, gloss coat paint finish - colour red

10. Materials

External Doors

Please provide a description of proposed materials and finishes:

External quality timber with vision panels, gloss coat paint finish - colour red to match existing

Ceilings

Please provide a description of existing materials and finishes:

lath and plaster ceiling

Please provide a description of proposed materials and finishes:

12.5mm plasterboard with plaster skim finish, decoration to match existing

Internal Walls

Please provide a description of existing materials and finishes:

Timber stud partition, plasterboard and skim finish. Colour: white

Please provide a description of proposed materials and finishes:

Metal stud partition, plasterboard and skim finish. Colour to match existing

Vehicle access and hard standing

Please provide a description of existing materials and finishes:

Concrete paving slabs

Please provide a description of proposed materials and finishes:

Concrete paving slabs to match existing

Floors

Please provide a description of existing materials and finishes:

Original suspended timber floor

Please provide a description of proposed materials and finishes:

Floating timber floor, chipboard deck

Internal Doors

Please provide a description of existing materials and finishes:

Flush timber doorsets, paint grade with gloss finish.

Please provide a description of proposed materials and finishes:

Flush timber doorsets, paint grade with gloss finish to match existing.

Are you supplying additional information on submitted plan(s)/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

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?

12. Site Visit

- 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	
First name	Emma
Surname	Gibbens
Reference	

Date (Must be pre-application submission)

05/02/2019

Details of the pre-application advice received

Hi Emma,

Thank you very much for taking a look.

Please see my comments in response below.

Regards

Bradley Lomas BSc (Hons)
Building Surveyor|Building Surveying

Dear Bradley,
I've been able to look at this this morning.

Looks like the proposal is within a part of the building added to the main block at some time between 1856 and 1910. Although the listing is for the main block, as an historic extension to the school, this part of the building is also covered by the listing.

-Consideration should be made of any impact on the interior character / features of the current 'library' room (as it is being subdivided). Was the ceiling a later insertion – if the inner slope of the roof are plastered, perhaps the roof was originally open?
Options have been considered however it is critical to the functioning of the school that the area becomes subdivided in order to address existing safeguarding issues and accessibility constraints. The proposal will comprise lightweight stud walls with a drop in suspended ceiling to allow the area to be easily opened back up with minimal disturbance to original building fabric at any point in the future?

-The proposed alteration to form the new entrance door results in an awkward curtailment of the window above, and combined with the doors being wider than the window opening, it does not result in a sympathetic treatment of the building. Have other options been looked into – e.g. forming the new doors in the side of the existing kitchen area, therefore enabling the window to be left untouched? Could the door at least be the same width as the window opening? - Is it worth considering re-using the window head to form a head to the new doorway (it might even be feasible to form a fanlight)?
Alternative options have been designed with the main doors located in the small kitchen block however a functioning layout that would work for the school could not be achieved. I have now amended the door size to line up with original window creating a fan light detail above as requested. Please see attached for review.

-Are changes proposed to the current access from the pavement / boundary walls? No, only change being infilling pond and some minor re-grading
-Is new / additional signage proposed? No

I'm afraid I don't have any further time this week to comment due to pressing work required for our local plan examination, so I suggest that we can discuss this further once the application has been submitted.

Kind regards,
Emma

Mrs Emma Gibbens IHBC
Principal Conservation Officer
Place-shaping and Economic Growth

Harrogate Borough Council
P.O. Box 787
Harrogate
HG1 9RW

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

14. Authority Employee/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 B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Owner

1	
Name of Owner	Emma Parsons, Property Manager & Diocesan Surveyor
Number	17
Suffix	
House Name	Church House
Address line 1	York Place
Address line 2	
Town/city	Leeds
Postcode	LS1 2EX
Date notice served	19/03/2019

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)