



Boston Borough Council
Municipal Buildings
West Street
Boston, Lincolnshire
PE21 8QR
Telephone: 01205 314200
email: planning@boston.gov.uk

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" value="86"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Fishtoft Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Lincolnshire"/>
Town/city	<input type="text" value="Boston"/>
Postcode	<input type="text" value="PE21 0DL"/>

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

Easting (x)	Northing (y)
<input type="text" value="533824"/>	<input type="text" value="343179"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Miss

First name

Kelly

Surname

Chakanetsa

Company Name

Address

Address line 1

86 Fishtoft Road

Address line 2

Address line 3

Town/City

Boston

County

Lincolnshire

Country

United Kingdom

Postcode

PE21 0DL

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)

House has been last refurbished in 1982 which is almost 41 years ago. I'm not planning to extend or demolish any parts of the building.

Please see proposed alterations to the house:

1. Window replacement - currently all single glazed in thin wooden frame. Windows are rotten and can't be physically fixed. All require replacing. All windows to be replaced with A+ rated uPVC windows in colour White, like for like in terms of character. This will allow the building to be secure and warm and will also improve EPC rating of the building. 1x Sash window to the front of the building will be replaced with like for like top hung open A+ double glazed uPVC window with run through horns (due to the location of the window (public sidewalk) preferred option is top hung opening for better security).
2. Front door - currently thin wooden door, rotten throughout and not secure. This door will be replaced with like for like Black composite door in the same character so 9 (glass) grid 2 panel door. Due to location (public sidewalk) current door is unsafe.
3. Two back garden bedroom windows (to the south of the property) - windows very low and not letting much light in. They both are 45cm above floor level making them dangerous for kids and dogs (when window is open child or pet can easily reach and fall down). I would like to remove both of these windows and replace with 2 roof windows to be more secure and let more light inside the room (roof windows like for like as neighbours at no. 84). The gaps after removal of both windows would be filled in with new brickwork which will be matched to the colour of the existing brickwork on the rest of the house.
4. Kitchen extension fixed window - I would like to remove this window and fill in the gap with new brickwork which will be matched to the colour of the existing brickwork on the extension. There is already a double window in the kitchen that opens, so this window is not needed (as it doesn't open). If then there will be not enough natural light in the extension, I would like to install a roof window (the same as mentioned above).
5. Lean-to shed - this shed will be removed and moved to other part of the garden (this will be closer to gate sitting independently). Removal will allow to create more patio space with addition of lean-to wooden pergola. Current shed is falling apart (the wood is rotten) and needs to be dismantled.

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).

Plastering will be required where new uPVC windows will be replaced to fill in the gaps around the windows and front door.

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

<div>Type: Windows</div> <div>Existing materials and finishes: Wood - all in colour white</div> <div>Proposed materials and finishes: uPVC A+ Rated - all in colour White Better thermal efficiency also more secure. House was build in approx. 1875 with all walls being solid, the new uPVC windows have ventilation in them which will help with any damp issues in the property.</div>
<div>Type: External doors</div> <div>Existing materials and finishes: Wood - in colour white</div> <div>Proposed materials and finishes: Composite - in colour Black (RAL9005). New proposed door to be like4like replacement, same style/character as the current front door. Composite doors have better thermal efficiency and are more secure. Made to current norms and standards unlike the old wooden door.</div>

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

Yes I have supplied visuals of the existing windows and doors as well as the proposed replacements.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
- ☐ No

If Yes, please provide details

I have informed neighbours at no. 84 about all the works that are planned to be done in the house as part of restoration/ refurbishment.

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

Miss

First Name

Kelly

Surname

Chakanetsa

Declaration Date

14/12/2023

☒ 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

Kelly Chakanetsa

Date

27/12/2023