

Application for Planning Permission and listed building consent for alterations,
 extension or demolition of a listed building.
 Town and Country Planning Act 1990
 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. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	Caroline	Surname:	Gabriel
Company name:	Emsworth Dental Surgery				
Street address:	2 Palmers Road,			Country Code	National Number
				Telephone number:	Extension Number
Town/City:	Emsworth			Mobile number:	
County:	Hampshire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	PO10 7DL				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Kevin	Surname:	Lancaster
Company name:	Helyer Davies Architects				
Street address:	1 The Old Flour Mill Queen Street			Country Code	National Number
	Queen Street			Telephone number:	Extension Number
	1 The Old Flour Mill				
Town/City:	Emsworth			Mobile number:	
County:	Hampshire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	PO10 7BT			kl@hdarchitects.co.uk	

3. 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):

Conversion of ground floor from an unused bank A2 to a dentist practice D1.
 First and second floor existing flat to be renovated.
 Refurbishment of external building.
 One-story extension to rear of ground floor.
 Remove external steel stair fire escape.
 Create separate front entrance at ground level for flats on upper levels.
 Create stair core for fire egress.

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	30	Suffix:	
House name:			
Street address:	High Street		
Town/City:	Emsworth		
County:	Hampshire		
Postcode:	PO10 7AR		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	474996
Northing:	105752

Description:

Bank is early C19. Stucco. Symmetrical front [west] of 3 storeys, 3 windows. Mid C20 eaves cornice, quoins, 2nd floor bands with keys, thin architraves. Sashes in reveals. Classical min C20 ground floor with continuous cornice, frieze, pilasters, enclosing sash windows and entrances, plinth.
The building is situated central to the District Centre of Emsworth with primary access from two entrances. Further rear access is obtained by a small lane called St Peter's Court. This lane delivers access to the rear garage towards the north of the main building.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Clinical/Dental waste to be stored and collected from external existing garage unit at rear of site. Access via private land between units 34 & 38 of St Peter's Court. Refuse of waste to be collected from the flats at ground floor level from the entrance off High Street. 2 x 240ltr bins provided. Collection from High street in black sacks on bin collection day as per existing residence along High Street.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Recycling of waste to be collected from the flats at ground floor level from the entrance off High Street. 2 x 240ltr bins provided. Collection from High street in black sacks on bin collection day as per existing residence along High Street.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

15-027_01 & 02 & 03 & 04
Design & Access Statement
Heritage Statement

11. Listed Building Grading

If known, 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

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Off white stucco to front and side elevations. Features and quoins of grey stucco.
Red & brown brick to rear of property.

Description of *proposed* materials and finishes:

Front and side elevations to be renovated as existing.
Replicate red/brown brick for rear extension.

Roof covering- add description

Description of *existing* materials and finishes:

Clay hand made tiles red/brown colours.
Flat roofs are felt covered ply board.

Description of *proposed* materials and finishes:

Restore tiles to match where needed.
Flat roofs to be single ply membrane in dark grey.

Chimney - add description

Description of *existing* materials and finishes:

Brick work chimneys.

Description of *proposed* materials and finishes:

As existing. Repair where required.

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Frontage has white painted timber frame sash windows of Georgian style. Feature surrounds.
Rear windows to main building are white painted timber frame sash windows but no glazing bars. Concrete cills.
Rear windows to existing ground extension are white painted timber frame sash windows but no glazing bars. Clay tiles for cills.

Description of *proposed* materials and finishes:

Repair existing.
New to match style and material.

External doors - add description

Description of *existing* materials and finishes:

Front doors to High Street timber of strong historic design.

Description of *proposed* materials and finishes:

Front doors to remain and be repaired where required.
Rear door to extension to be timber traditional design with glazing panels into staff area.

Ceilings - add description

Description of *existing* materials and finishes:

Ground floor: Suspended ceiling of mineral cement particle board.
First Floor: Off white painted plaster board.
Second Floor: Evidence of lath and plaster to some ceilings.

Description of *proposed* materials and finishes:

Ground Floors: Install suspended metal ceiling for Dentist.
First Floor: Repair & replace existing where needed as existing.
Second Floor: Repair & replace existing where needed as lath and plaster.

Internal walls - add description

Description of *existing* materials and finishes:

Block & brick structural walls with plaster finish.
Timber stud frame partition walls with plaster board finish.
Upper floors have some lath and plaster.

Description of *proposed* materials and finishes:

Ground Floor: Internal walls will be required to meet fire regulations Part B.
Stair core: Existing walls need lining for fire regulations.
Repair lath and plaster walls with lath and plaster finish.

Floors - add description

Description of *existing* materials and finishes:

Ground Floor: Concrete slab.
First floor and Second floor: Timber Joist.

Description of *proposed* materials and finishes:

Ground Floor: Concrete slab.
First floor and Second floor: Timber Joist.

Internal doors - add description

Description of *existing* materials and finishes:

Ground Floor: Doors removed.
First & Second Floors: Timber doors of traditional design.

Description of *proposed* materials and finishes:

Timber doors of traditional design through out.

Rainwater goods - add description

Description of *existing* materials and finishes:

Iron down pipes and gutters painted white to the front and black to the rear.

Description of *proposed* materials and finishes:

Iron down pipes and gutters painted white to the front and black to the rear.

Boundary treatments - add description

Description of *existing* materials and finishes:

Rear boundary brick wall to courtyard.

Description of *proposed* materials and finishes:

Rear boundary brick wall to courtyard to be protected.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Garage to rear of site; brick walls and tile roof.

Description of *proposed* materials and finishes:

Garage to rear of site; brick walls and tile roof.

14. Materials (continued)

Lighting - add description

Description of existing materials and finishes:

Internal modern lighting for ground floor flush with suspended ceiling.
Current flats have pendant fittings.

Description of proposed materials and finishes:

Internal modern flush with suspended ceiling.
Dentist to require wall mounted up lighters in surgeries.
Flats to have pendant fittings.

Others - add description

Other

Description of existing materials and finishes:

Description of proposed materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

15-027_01, 02, 03, 04.
DAS
Heritage Statement.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

15-027_01_Site

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

18. Existing Use

Please describe the current use of the site:

None.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Bank of Lloyds at ground level and part of first floor level.
First floor and second floor have been residential.

When did this use end (if known) (DD/MM/YYYY)?

30/08/2014

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☒ Yes ☐ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Ground floor use will be a Dentist Practice.

We will require a 1100mm wide clinical waste bin.

Private collection.

Each surgery will have 2 sinks, the decontamination room will have 3 sinks and is all normal waste water.

21. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	199.6	199.6	0.0	-199.6
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	233.0	233.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		199.6	199.6	233.0	33.4

22. All Types of Development: Non-residential Floorspace (continued)

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	6	0	0

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D1							☒

25. Site Area

What is the site area?

00.03 hectares

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Air con/Heating Plant: Condenser size 1680x1300x765. Weight 331kg. Air to discharge vertically. Distributed through void of suspended ceiling at ground floor to the dentist practice by fan coils.

The plant room will have 2 Air Compressors linked to dental chairs.

Is the proposal for a waste management development?

☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

28. 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? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - 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, and that none of the land to which the application relates is, or is part of, an agricultural holding ("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).

Title: Mr First name: Kevin Surname: Lancaster
Person role: Agent Declaration date: 16/03/2015 ☒ Declaration made

30. 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 16/03/2015

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
COLLINA LTD	29/31 ATHOL STREET DOUGLAS IM1 1LB	18.03.15

Signed - Applicant:

Date (DD/MM/YYYY):

16.03.15

