DEVELOPMENT SERVICES
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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

Whitehouse Farm

Address Line 1

New Road

Address Line 2

Ireton Wood

Address Line 3

Derbyshire

Town/city

Belper

Postcode

DE56 2SD

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

Easting (x)

428732

Northing (y)

347723

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Cartledge

Company Name

Address

Address line 1

Whitehouse Farm New Road

Address line 2

Ireton Wood

Address line 3

Town/City

Belper

County

Derbyshire

Country

United Kingdom

Postcode

DE56 2SD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Smith & Roper

Surname

Smith & Roper

Company Name

Smith and Roper

Address

Address line 1

Smith and Roper

Address line 2

Buxton Road

Address line 3

Town/City

Bakewell

County

Country

United Kingdom

Postcode

DE45 1BZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

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

Proposed internal works to the listed house of Whitehouse Farm

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?

- [x] Yes
- [ ] No

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

AVA-2025-0280
AVA-2025-0280
AVA-2024-0435
AVA-2024-0353
AVA-2023-0064
AVA-2022-0959
AVA-2022-0130
AVA-2022-0148
AVA-2020-1171
AVA-2020-1172
AVA-2018-1148
AVA-2018-1149
AVA-2017-1164
AVA-2017-1261
AVA-2016-0705
AVA-2016-0706
AVA-2016-0245
AVA-2015-0763
AVA-2015-0764

Immunity from Listing

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

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [x] 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).

1160-402O
1160-330G
Design and Access Statement
Heritage Report

Materials

Does the proposed development require any materials to be used?

- [x] 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:
Other

Other (please specify):
Extractor fans

Existing materials and finishes:
None

Proposed materials and finishes:
Discrete extractor fans serving rooms G5 and G6 Externally expressed as a 215 x 140mm Expamet red air brick to the northwest wall of G5 and as a cast iron vent grille 225 x 150mm to the west wall of G4. Internally expressed as white extractor fan covers.

Type:
Internal walls

Existing materials and finishes:
masonry with lime plaster applied to all existing internal walls (note - on upper floors, the only internal walls form the central stair core and are structural, not to be altered)

Proposed materials and finishes:
Masonry with lime plaster applied and natural breathable paint finish for ground floor walls Studwork with acoustic slab insulation infill, plasterboard and skim for new upper floor internal walls

Type:
Floors

Existing materials and finishes:
Timber floorboards to the first floor

Proposed materials and finishes:
To rooms F4, existing floorboards retained and overboarded to provide a level tile finish To Room F6 (proposed ensuite), New flooring to receive a level tile finish

Type:
Other

Other (please specify):
Attic floor joist support

Existing materials and finishes:
Timber and steel beams, minimal bearers at walls.

Proposed materials and finishes:
Lengths of steel angle to be resin bolt fixed to provide additional support to the ends of the attic floor joists. To be concealed within internal wall insulation buildup.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

1160-402O
1160-330G
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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

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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Ref Email

Date (must be pre-application submission)

04/09/2025

Details of the pre-application advice received

Email from Laura Anthony on behalf of Mel Morris regarding proposed changes and additions beyond the scope of previous approved applications, and the relevant applications submissions required to be submitted

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

First Name

Smith & Roper

Surname

Smith & Roper

Declaration Date

08/12/2025

☑ 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

Smith & Roper Smith & Roper

Date

09/12/2025