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

Codnor Gate Farm

Address Line 1

Nottingham Road

Address Line 2

Address Line 3

Derbyshire

Town/city

Ripley

Postcode

DE5 3JX

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

Easting (x)

441606

Northing (y)

350254

Description

Applicant Details

Name/Company

Title

Mr

First name

C

Surname

Cox

Company Name

Invzn Homes Ltd

Address

Address line 1

Codnor Gate Farm

Address line 2

Nottingham Road

Address line 3

Town/City

Ripley

County

Derbyshire

Country

Postcode

DE5 3JX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Bollands

Company Name

RJB Architecture

Address

Address line 1

5 Wistanes Green

Address line 2

Wessington

Address line 3

Town/City

Alfreton

County

Country

GB

Postcode

DE55 6JN

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)

General refurbishment of farmhouse comprising of replacement windows and alteration of internal accommodation (without any structural changes).

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).

Existing plaster & floor boards to be replaced where necessary, repoint brickwork and stonework where necessary, replace roof tiles where necessary, remove a section of render to side / rear elevation and re-point as necessary; see also attached photographs & drawings for details.

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:
External walls

Existing materials and finishes:
Red / brown facing brickwork generally; section of render in dis-repair to the first floor gable end extending down to the ground floor and around the rear onto lean-to; section of render on secondary lean-to on rear elevation also in poor state of repair.

Proposed materials and finishes:
Brickwork generally to be re-pointed as necessary. Render to be carefully removed and brickwork re-pointed as necessary. Existing door opening on front elevation to be bricked-up in a recessed brickwork panel to match existing.

Type:
Roof covering

Existing materials and finishes:
Plain brown roof tiles.

Proposed materials and finishes:
Existing defective roof tiles to be replaced as necessary.

Type:
Chimney

Existing materials and finishes:
Facing brickwork as external walls.

Proposed materials and finishes:
Re-point and re-build as existing if necessary.

Type:
Windows

Existing materials and finishes:
Generally C20 white painted timber casement windows.

Proposed materials and finishes:
All windows to be replaced with slimline casement uPvc frames and double-glazed units for thermal improvement. All existing window head / cill details to be retained.

Type:
External doors

Existing materials and finishes:
C20 panelled front and side / rear doors.

Proposed materials and finishes:
Front door to be blocked-up with a recessed brickwork panel. Rear door to be replaced with dark brown / black uPvc framed panelled door with small top glazing light in double-glazing for thermal improvement.

Type:
Ceilings

Existing materials and finishes:
Lath & plaster ceilings.

Proposed materials and finishes:
Retained where suitable, replaced as required in 12.5mm thick plasterboard with 3mm skim coat finish ready for re-decoration. Lath & plaster ceilings within roof slope to second floor level to be removed and replaced with new ceilings as above to underside of rafters to form light an

airy bedrooms / bathroom.

Type:
Internal walls

Existing materials and finishes:
Generally solid brickwork walls finished both sides with plaster & paint finish.

Proposed materials and finishes:
All existing walls to be retained - no structural changes. One new non-loadbearing timber stud wall finished both sides with moisture resistant plasterboard to form new W/C to ground floor and to form part of en-suite / dressing area to first floor.

Type:
Floors

Existing materials and finishes:
A mixture of ground bearing solid concrete floors and timber joist with timber floor boards over to the ground floor. A mixture of ferro concrete finish and timber joist with timber floor boards over to the first floor.

Proposed materials and finishes:
Generally replacement floor boards where required; assess the ferro concrete sections for suitability and lay lightweight levelling screed over the concrete where necessary to provide a level and even floor finish to work from.

Type:
Internal doors

Existing materials and finishes:
Solid timber 2 panelled doors

Proposed materials and finishes:
Replacement doors as existing as the majority of the doors are missing

Type:
Rainwater goods

Existing materials and finishes:
Black uPvc round section rainwater pipes, soil & vent pipes and guttering.

Proposed materials and finishes:
Replaced to match existing with guttering on rise and fall brackets.

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

Please see attached drawings and photographs.

Neighbour and Community Consultation

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

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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
- [x] 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? E.g. All the land is owned by a single individual

- [x] 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

Mr

First Name

Richard

Surname

Bollands

Declaration Date

07/09/2026

☑ 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

Richard Bollands

Date

11/09/2026