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ThomasLegal

Planning Report

1. **Planning Permissions**

Except in certain circumstances, planning permission is generally required for all extension/construction work carried out at a property including the original construction. Absence of planning permission allows the local authority to take enforcement action against the home owner and in exceptional circumstances the building/construction works may have to be demolished or altered.

As a property owner it is often the case that you will have the benefit of general permitted development rights – this allows some minor development without the need for formal planning permission. It is however possible that these permitted development rights may have been withdrawn from the property that you are buying, which would mean that consent would be needed for any development i.e. putting up a shed, fencing, erecting a conservatory or extension etc. If you are thinking about carrying out any development to the Property at all, you need to check this point with a local planning officer.

The following planning permissions have been revealed to me: -

- PERMISSION TO DEVELOP THE LAND AND CONSTRUCT THE PROPERTY DATED 1963 – THIS IS A HISTORICAL PERMISSION FOR YOUR RECORDS.

Please note that I have not inspected the plans that accompanying the original planning application so cannot comment on whether the property as it stands currently accords with those plans. If you are therefore concerned that the works carried out at the Property (or indeed the original construction) may be in breach of any planning consent then I suggest that you consult your surveyor in relation to this.

2. **Listed Buildings**

As you will see from the enclosed listing, the Property is registered as a Grade 2. The following points should be considered and actioned as necessary: -

2.1. If you have not already done so, you should not proceed with the purchase of the Property unless you have had a survey carried out. The surveyor will be able to ascertain what alterations or additions have been made since the date that the Property was listed.

2.2. Please be aware that whenever an application for planning permission or building regulation approval is made to the local authority, it must also be accompanied by a listed building consent application. It is a criminal offence to alter a listed building (internally or externally) or any structure within its grounds in a way which affects its character without first obtaining listed building consent.

2.3. Please note that if you receive a notice from the local authority following completion of your purchase that unauthorised works have been carried out and this notice is not complied with then even if you did not carry out the initial work this would still remain as a criminal offence. It is therefore very

important that you deal with any notices from the local authority as a matter of priority.

2.4. If any listed building consents have been revealed to me then these are shown below. If you believe that other unauthorised works have been carried out to the Property since it was listed then it is essential that you advise me of this prior to exchange of contracts.

The following listed building consents have been revealed: -

- PERMISSION GRANTED FOR THE PROVISION OF TWO NEW INTERNAL DOORS DATED 27/12/2000. WE UNDERSTAND THE SELLER ONLY INSTALLED ONE DOOR RATHER THAN THE TWO PROVIDED FOR.

3. **Building Regulations**

All building works carried out to a property should be completed in accordance with Building Regulations. Absence of Building Regulation Approval and/or a Completion Certificate could mean that building works are structurally unsound or that consent was refused or never sought in the first place. Your local authority may take enforcement proceedings for works carried out if they consider that the Property is unsafe or that the works are sub-standard. Since most local authorities only keep information for works carried out for the last 16 years our enquiries have been limited to this timescale.

No Building Regulation Approvals/Completion Certificates have been revealed, but if you believe that this does not cover all structural alterations during the last 16 years please let me know before I exchange contracts.

4. **Other improvement works**

Various works may have been carried out at the Property such as replacement windows, installation of central heating/boiler, installation of a wood burner, rewiring/re-plumbing or the installation of solar panels etc.

In these circumstances various qualified tradespeople/manufacturers are able to "sign off" these works to confirm that they are compliant with current building regulations.

I have been advised of any such works then these are detailed below but if you believe that other works have been carried out of this nature then please advise me of this prior to exchange of contracts.

The works that have been disclosed are as follows:

- Commission a pressure jet appliance installation up to 70KW dated 17/04/2013
- NICEIC Extension to circuit works dated 29/07/2005

5. **Fraud Warning**

Please remember that we will never telephone you or email asking you to send money to a specific bank account without additional corroboration or security measures being applied. We will also never ask you to send funds to any third party directly. If you receive any telephone call or email message that claims to be from us and asks you to do

anything unusual, especially if it involves sending money, then please call us immediately using our main office telephone number.

6. Enclosures

I enclose copies of the following documents which I refer to above:

- Planning Permission.
- Listing of the Building.
- Listed Building Guidance notes.
- Listed Building Consent.
- Electrical Compliance Certificate
- Compliance Certificate.

Brief description of proposal for reference purposes only:— Alterations and improvements The Old Rectory, Church Lane, Twineham.

Application No. F/63/249

Date Application received 22nd April, 1963

Administrative County of East Sussex

CUCKFIELD RURAL ~~BOROUGH~~ DISTRICT COUNCIL

Town and Country Planning Act, ~~1947~~

PERMISSION TO DEVELOP LAND

To Mr. J. L.E. MacManus,
per Messrs. Felce & Guy,
60 West Street,
Brighton.

In pursuance of the powers delegated to them by the East Sussex County Council under the above Act and the Town and Country Planning General Development Order, 1950, the above named ~~Borough~~/District Council hereby permit you to develop land in accordance with the proposals set out in your Application dated 19th April, 1963 and shown on the plan(s) submitted therewith.

This permission is granted subject to due compliance with the New Street and Building Byelaws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance.

A copy of the plan(s) is returned herewith.

[redacted]

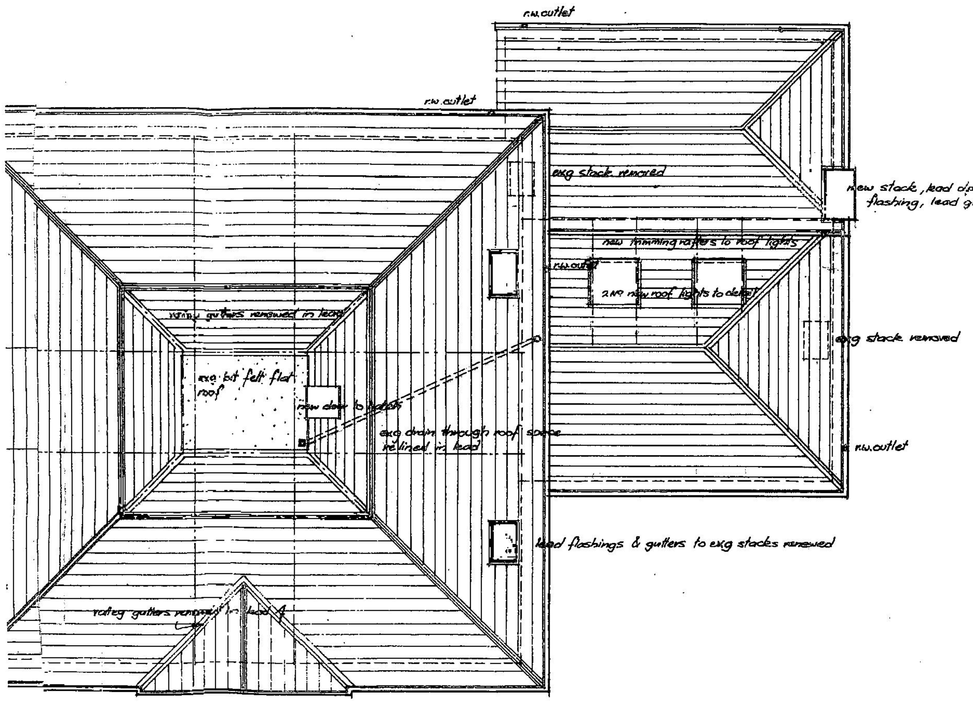
Clerk/~~Surveyor~~ of the above named ~~Borough~~/District Council acting on behalf of the East Sussex County Council, the Local Planning Authority

Date of Issue 16th May, 1963.

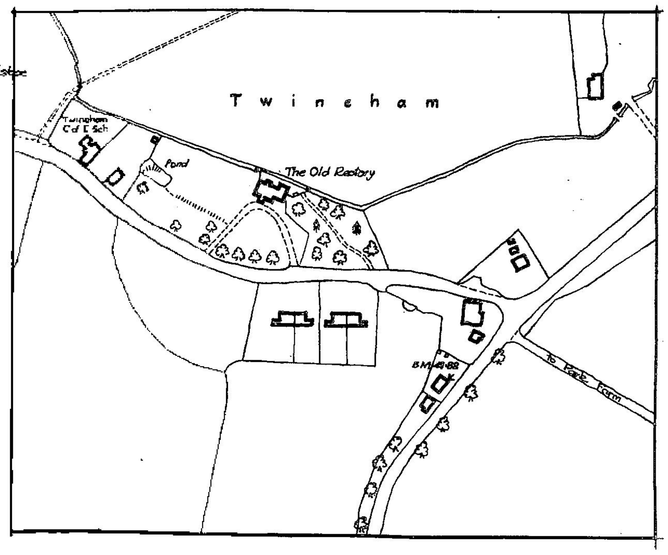
FORM C.P.2. (Permission: unconditional: use class not specified.)

A:4

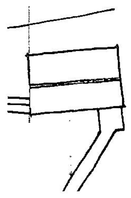
All roof slopes replaced using salvaged sound slates & second hand slates to match on battens on untreatable roofing felt. Hip & Ridge formed with clay angle tile.



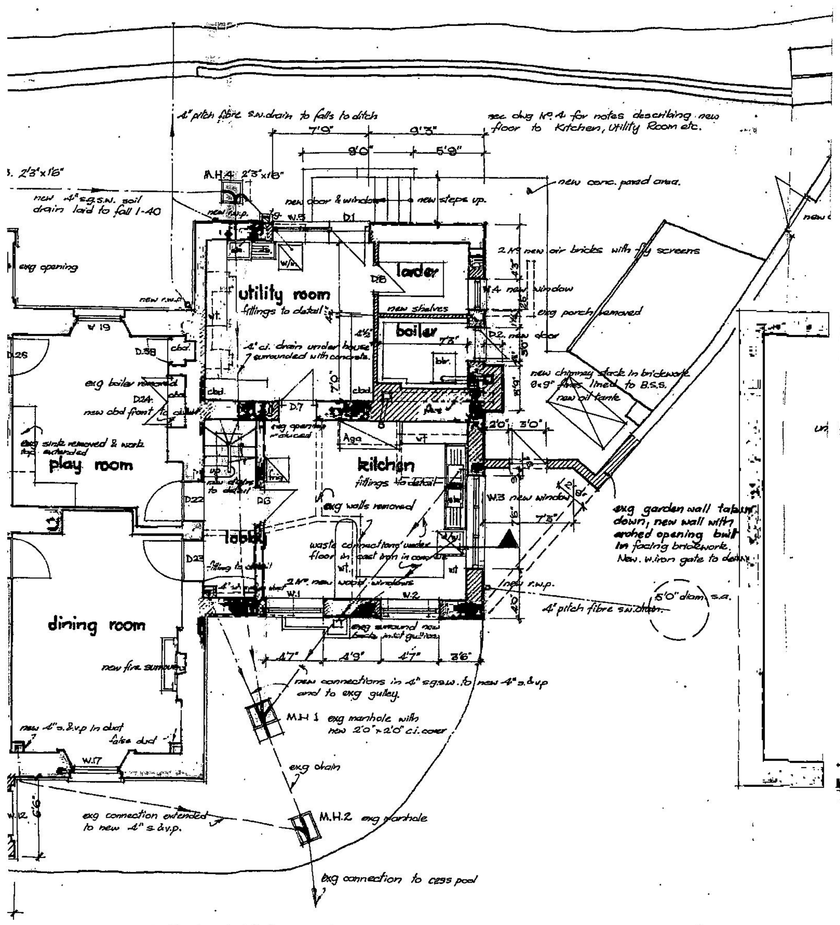
ROOF PLAN



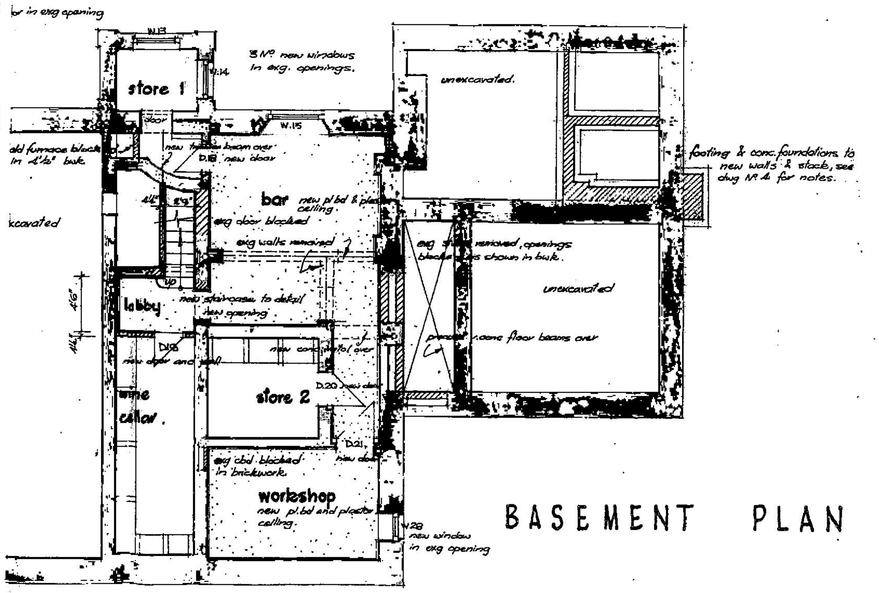
SITE PLAN
scale : 1/2500



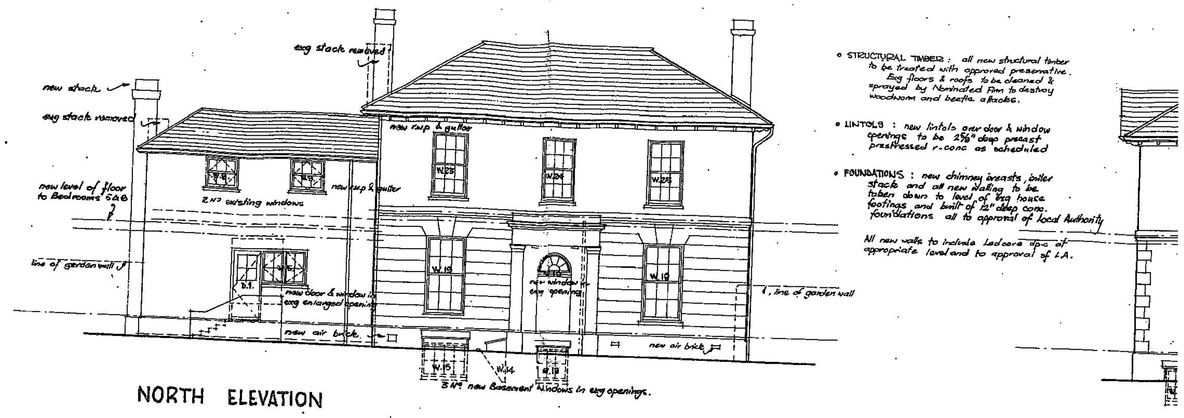
- Basement floor over area shown dotted is to be taken up and new conc. floor laid on hardcore to receive ½" asphalte membrane & ¼" c/s screed topping. Asphalte to be turned up wall to a height to be determined on site. Walls of this area are to be rendered in waterproofed cement render. New walls are to have Ledcore d.p.c. at same level and lapped under asphalte membrane.



GROUND FLOOR PLAN



BASEMENT PLAN

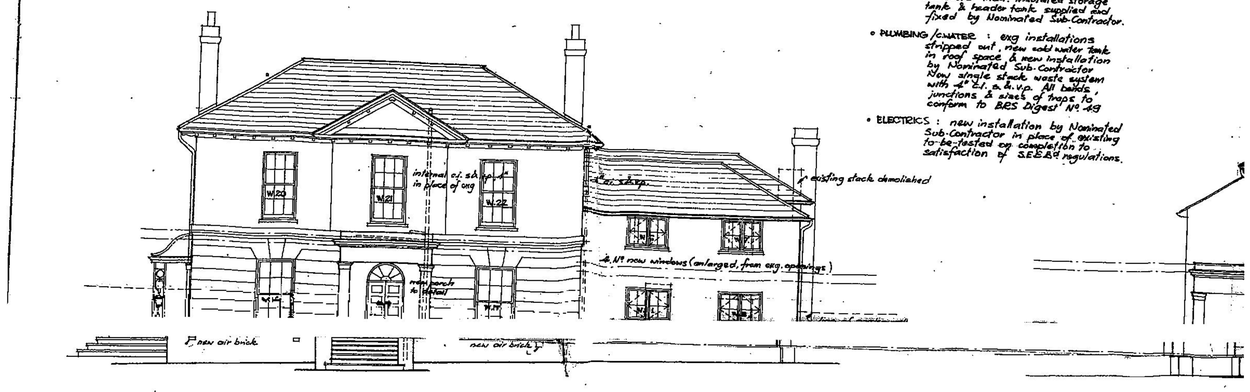


NORTH ELEVATION

- STRUCTURAL TIMBER : all new structural timber to be treated with approved preservative. Exg floors & roofs to be cleaned & sprayed by Nominated firm to destroy woodworm and beetle attacks.
- LINTOLS : new lintols over door & window openings to be 2½" deep precast prestressed r.conc as scheduled
- FOUNDATIONS : new chimney breasts, boiler stacks and all new loading to be taken down to level of exg house foothings and built of 12" deep conc. foundations all to approval of local authority

All new walls to include Ledcore tpc at appropriate level and to approval of L.A.

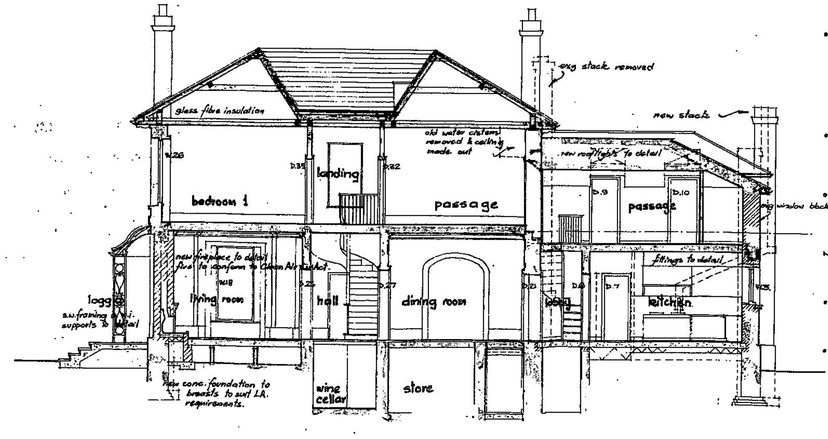
EAST



SOUTH ELEVATION

- HW/HEATING : exg installations stripped out. New oil fired boiler, hot water and radiators incls. insulated storage tank & header tank supplied and fixed by Nominated Sub-Contractor.
- PLUMBING/WATER : exg installations stripped out, new cold water tank in roof space & new installation by Nominated Sub-Contractor New single stack waste system with 4" C.I. & P.V.C. All bends, junctions & stacks of traps to conform to BRS Digest No. 49
- ELECTRICS : new installation by Nominated Sub-Contractor in place of existing to be tested on completion to satisfaction of S.E.B.A. regulations.

WEST I

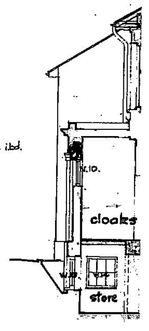


SECTION A-A

- ROOF : existing slates stripped off by Nom. + S.C., and put aside for reuse. New lead flashings to stacks, gutters and all abutements by Plumber. All slopes re-slated using sound exg slates, made out with second hand Welsh slates to match, ridge & hips formed by angle tile. Slates fixed on battens on underside type roofing felt on to exg rafters.
- WALLS : all internal plaster in Servants Wing hacked off and replastered. Any loose external rendering to be raked out and replastered. All Matchings and making out of walls to be in common bds.
- CEILINGS : all lathe & plaster ceilings in Servants Wing & as specified elsewhere to be removed & replaced with insulating pl.bd floating & set in plaster on 1st floor or normal pl. bd. floats set on Grd floor.

N.B. ceiling to Boiler Room formed with ½" asbestos i.b.d. glass fibre insulating quilt laid over rafters in roof space.

- WINDOWS : new wood windows with casement lights to detail and schedule with bit fall vertical dpc at jambs and lead trays over head.
- STACK : new stack for Boiler & Aga cooker flues built in 9" common brickwork, with flue liners to B.S.S.



SECTION

LISTED BUILDINGS - GUIDANCE NOTES

THE LISTING OF BUILDINGS

How Buildings are Listed

When buildings are listed they are put on statutory lists of buildings of 'special architectural or historical interest' compiled by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act"). The Secretary of State has a statutory duty to compile the lists and will make designations for listing on advice from the Historic Buildings and Monuments Commission for England, better known as English Heritage.

Generally, the older and more rare a building, the more likely it is to be listed. All buildings built before 1700 which survive in something akin to their original condition are listed, and most built between 1700 and 1840 will be listed. After 1840, the criteria get tighter and buildings built after 1945 have to be exceptionally important in order to be listed. Buildings under thirty years old are only listed if they are of outstanding quality and under threat.

The main pieces of legislation covering listed buildings are the 1990 Act and the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (SI 1990 No. 1519). Guidance is provided in Planning Policy Guidance Note 15: Planning and the Historic Environment which sets out what makes a building worthy of being listed. The listing criteria set out in Planning Policy Guidance Note 15 are that the building must have: -

Architectural Interest i.e. it must be nationally important in its architectural design, decoration and craftsmanship. This will also include important examples of particular building types and techniques.

Historical Interest i.e. it must display important aspects of social, economic, cultural or military history.

Buildings included within this definition would be ones showing elements relating to the cultural development of the country. So it could be a good example of a hospital building, a school or factory. It also could show technological innovation, for example a building made with pre-stressed concrete.

Close historical association with nationally important people or events.

Group Value i.e. where buildings form an important architectural or historical unity, including squares, terraces and model villages.

Grades of Listing

There are three grades of listing. Grade I buildings are of exceptional interest and these only comprise of approximately 2% of all listed buildings. Grade II* are of more than special interest and make up another 4% and finally Grade II buildings are of special interest and make up most of the listed buildings in England. If an owner

wishes their property to be considered for a placing on the list, they must make an application to be considered by the Secretary of State for Culture, Media and Sport.

However, it is not just following applications that buildings are listed, there are several ways of listing a building and the owner or occupier of the building will not usually be notified or consulted beforehand. If a Local Authority considers that a building is urgently in need of protection, a building preservation notice ("BPN") may be served which will give it a temporary listed status. Within six months, the Secretary of State will be required to decide whether or not to list the property. If he decides not to, the owner or occupier may entitled to compensation for the time when the BPN was effective, resulting in his being unable to carry out works. The compensation could be substantial.

The Extent of the Listing

One of the major problems once a building has been listed relates to owners or occupiers being unclear of the extent to which the listing applies.

The 1990 Act provides at s.1(5): -

> *"In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act: -*
>
> *(a) any object or structure fixed to the building;*
>
> *(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done do since before 1 July 1948, shall be treated as part of the building."*

The listing itself will usually just be a two or three line description and may mention a particular feature of the building, but the listing will invariably apply to the entire structure, including the interior and buildings within its curtilage. The list description in fact has no legal relevance and although a client may believe that just the façade or the staircase is listed, this will very rarely be the case. Even if a particular feature, such as a fireplace, has given the building its listed building status, it will not just be that feature that is protected by statute.

The statutory background for the protection of interiors is the same as that for exteriors, Section 1(5) of the 1990 Act is fairly clear and s.7 says that any works of demolition, alteration or extension in any manner which affects the subject's character as a building of special architectural or historic interest' must be authorised, so this may well include interior features as well as those on the outside of the building.

A fireplace is a fairly obvious example of an integral part of a listed building. However, the situation can be made a little more difficult in relation to fixtures and fittings, for example works of art. A recent planning appeal relating to Noseley Hall in Leicestershire demonstrated the two-stage test to be used in relation to fixtures and fittings, i.e.: -

- the degree to which the object is attached to the building (which will include consideration of the physical impact of removal); and

- the purpose of its association.

The Local Authority issued a series of enforcement notices on the owners of Noseley Hall alleging breaches of listed building control in the removal of seven paintings by the Italian artist Pannini. The Inspector found that the fixing of the paintings to the building provided a sufficient degree of annexation to satisfy the first stage and that their purpose was to enhance the study by matching the pictures with the architecture, thereby satisfying the second stage of the test. The paintings were found to be integrated into the internal décor of the study in the eighteenth century, were therefore part of the building and were to be regarded as fixtures and fittings by virtue of s.1(5) of the 1990 Act.

Confusion may also occur when considering works to a building in the grounds of a listed building which is not actually attached to the main structure. But the decision of the Court of Appeal in Secretary of State for the Environment v Skerrits of Nottingham Limited held that the curtilage is likely to extend to buildings that are or have been ancillary buildings.

The Effect of the Listing

Section 7 of the 1990 Act provides: -

> *". . .no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised. . ."*

Despite this, designating a building for listing does not mean that it needs to be preserved in cotton wool, but any architectural or historic interests will be carefully considered by the local authority before any alterations, outside or inside, are agreed and listed building consent is granted.

Listed Building Consent

The system of listed building control is separate from development control and its purpose is to prevent the unrestricted demolition, alteration or extension of listed buildings without consent. The effect of the listing is essentially to prevent any unauthorised and unrestricted tampering with our cultural and architectural heritage.

A major exemption to the listed building regime is the ecclesiastical exemption. Until relatively recently, all chapels and churches in England and Wales were exempt from listed building controls. Since 1994 and the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) Order 1994 (S1 1994 No 1771), the 'ecclesiastical exemption' has been restricted to churches and chapels of the six denominations operating an acceptable internal system of control, provided the building remains in use as a place of worship. The denominations are the Church of England, the Church of Wales, the Methodists, the Roman Catholics, the United Reformed and those Baptist churches where the Baptist Union acts in the capacity of trustee. Work to churches within these denominations will not require listed building consent, but will still require planning permission in the usual way.

Any work of demolition, alteration or extension to a listed building will require consent. In Shimizu (UK) Limited v Westminster City Council (1997) I All ER 481 the House of Lords set out the distinction between demolition and alteration is a matter of fact and degree. Demolition is pulling down so the building is destroyed completely or significantly; demolition of part only is generally alteration unless it amounts to clearing the site for development; major works falling short of complete destruction may be demolition depending on the extent; and most work involving just part of the fabric of the building is usually alteration and only needs consent if it affects the building's character.

Even some changes that seem to be minor are deemed to be demolition or alteration, including conservatories, replacement doors and windows, the removal of internal walls whenever they were constructed, change to roofing materials, painting or cleaning brickwork, changing the external cladding, insertion of skylights, removal of fireplaces and chimneys, and cleaning or stripping timbers. In Windsor and Maidenhead Borough Council v Secretary of State (1988) JPL 410 repainting a listed building was held to be an alteration requiring consent.

Work without Consent

If work is carried out to a listed building without the relevant consent, the local authority may serve an enforcement notice, specifying the steps to remedy the situation. The authority will usually require reinstatement of the building to its previous condition, by replacing something that has been removed or rebuilding something that has been knocked down etc. If reinstatement is not possible or not carried out by the owner or occupier, criminal prosecutions may follow.

It is an offence under s.9 of the 1990 Act to carry out unauthorised works as specified in s.7 to a listed building that would affect its character or appearance as a building of

special architectural or historic interest. On conviction, the courts have the power to levy fines or order imprisonment.

There are however defences available, as set out in s.9(3): -

> "In proceedings for an offence under this section it shall be a defence to prove the following matters: -
>
> (a) that works to the building were urgently necessary in the interest of safety or health or for the preservation of the building;
>
> (b) that it was not practicable to secure safety or health or, as the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter;
>
> (c) that the works carried out were limited to the minimum measures immediately necessary; and
>
> (d) that notice in writing justifying in detail the carrying out of the works was given to the local planning authority as soon as reasonably practicable."

The local planning authority also has powers in relation to repairs that are not being carried out when necessary to a listed building. There is no duty as such to repair a listed building, but if the owner lets it fall into disrepair and the local authority wishes the situation to be remedied, they have the power to do so.

> "If the local authority wants to repair it or want to get it repaired, they have two options: one is that they can serve an urgent repairs notice and on the assumption that is not complied with, they can then go in and do the work. That would only cover urgent works to keep it wind and weatherproof so putting a temporary roof on, or boarding up gaps, and they can charge the owner if they want to, if they know who the owner is. And the second option is that they can serve a repairs notice which says what they think needs to be done but that does not actually compel the owner to do anything, it merely means that if the local authority then want to, they can go on and compulsorily purchase the building and then carry out the works themselves and sell it to somebody else. This is obviously a very draconian step and no local authority likes a decaying listed building and therefore it is actually very rare."

If an extension to a listed building is planned, then both listed building consent and planning permission are required. But for works that are purely internal, only listed building consent is required (as well as any necessary Building Regulation Approval). Once a listed building consent is issued, it may have conditions attached, for example the preservation of particular features of the building, making good any damage caused by the works or the subsequent approval of certain specified details before those works were carried out.

Appeals and Certificates of Immunity

Section 20 of the 1990 Act provides that an applicant may appeal to the Secretary of State against a refusal to grant consent. Appeals are made through the local authority within three months of the decision, and the appeal is heard by an inspector appointed by the Secretary of State. The appeal can take the form of written representations, an informal hearing or in extreme cases a full public inquiry. The Department for Culture, Media and Sport is only interested in the special architectural or historic interest of the building and will not consider any other factors in appealing against listing.

Not everyone wants to have their building listed and an owner may wish to appeal against the actual listing of the building in the first place. There is unfortunately no statutory right of appeal, although this is one of the proposals being considered by the Government, but an appeal against a refusal to grant consent may include an argument to the effect that the building should be removed from the list.

The Secretary of State will not usually be prepared to consider applications for de-listing if the building is the subject of application for consent or an appeal against a refusal of consent, or where action by a local authority is being taken in respect of unauthorised works or neglect. This is because of the right given to appellants by both the listed building consent and enforcement appeal procedures to argue that the building is not of special interest and should be removed from the list.

Developers concerned that a building may be being considered for listing may apply for a Certificate of Immunity which is a legal guarantee from the Department for Culture, Media and Sport that the building will not be statutorily listed during the five years from the date on which the certificate is signed. This obviously provides the developer with an element of certainty, but it may also prompt the local authority to 'spot' list the building. In addition, issuing a Certificate does not prevent the local authority from designating the area in which the building is situated a conservation area, which would mean that conservation area consent would be needed for it to be knocked down in any event. Applications for Certificates of Immunity can only be submitted where there is planning permission in place for the alteration, extension or demolition of the building.

PRACTICALITIES AND PROBLEMS

Practical Guidance

When buying a property that is listed, buyers are strongly advised to employ a surveyor to inspect the property and to: -

- Research the history of the listed building with the owner and the planning authority;
- Consult with the relevant heritage bodies;
- Research the history of any works done to the building;
- Inspect the local planning authority's full planning register.
- Obtain copies of photographs, original plans and schedules of any contract works;
- Discover whether demolition or alterations have been made without consent.

- Ascertain whether enforcement action by the local authority is likely.

Thomas Legal will carry out a local search to reveal any enforcement action taken by the Local Authority prior to the date of search.

Liability for Previous Unauthorised Works

Buyers of listed properties or sites including listed buildings are advised not to proceed with the purchase before discovering exactly what works have been carried out to the property, and whether or not they have had the appropriate authorisation.

In Braun v Secretary of State for Transport, Local Government and the Regions, the building, a Grade II listed building in London, had been constructed in 1891 and listed in 1970 because of its special architectural interest. The claimant carried out some internal alterations without obtaining consent, having been incorrectly advised by a consultant. The Council took enforcement action against the works and served a listed building enforcement notice together with details of the work required to correct them. The notice included all previous unauthorised works carried out to the property back to the listing in 1970 – i.e. 30 years of work.

The Court of Appeal eventually supported a decision to quash the enforcement notice for technical reasons, but explained that although a new owner cannot be prosecuted under ss7-9 of the 1990 Act for unauthorised works carried out by a previous owner which could carry fine or imprisonment, an enforcement notice could lawfully list all such work and require the new owner to undertake the works set out in that notice.

THE OLD RECTORY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE OLD RECTORY

List entry Number: 1025581

Location

THE OLD RECTORY, CHURCH LANE

The building may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex

District Type: District Authority

Parish: Twineham

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-May-1983

Date of most recent amendment: Not applicable to this List entry.

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 302795

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TWINEHAM CHURCH LANE 1. 5405 The Old Rectory TQ 21 NE 19/154 II

2. Early C19. Two storeys. Three windows. Stuccoed, ground floor rusticated. Stringcourse. Wide eaves bracket cornice. Slate roof. Central window-bay projects slightly with pediment over. Glazing bars intact. Porch of solid type. Later recessed service wing to north-east.

Listing NGR: TQ2546319896

Selected Sources

National Grid Reference: TQ 25463 19896

Map

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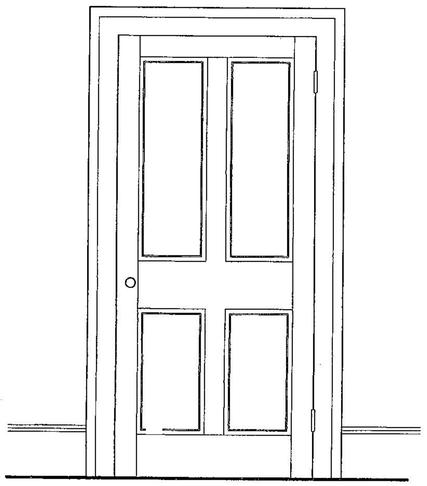
The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1025581 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/32992/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

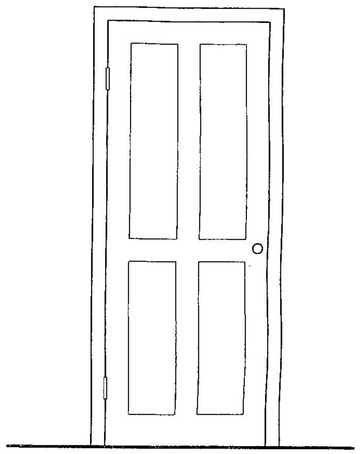
This copy shows the entry on 11-Jan-2018 at 05:04:34.

End of official listing

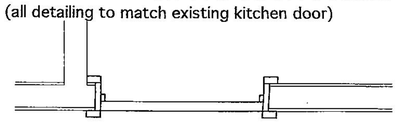


ELEVATION OF PROPOSED DOOR TO EN-SUITE BATHROOM (D1)
(all detailing to match existing bedroom door)

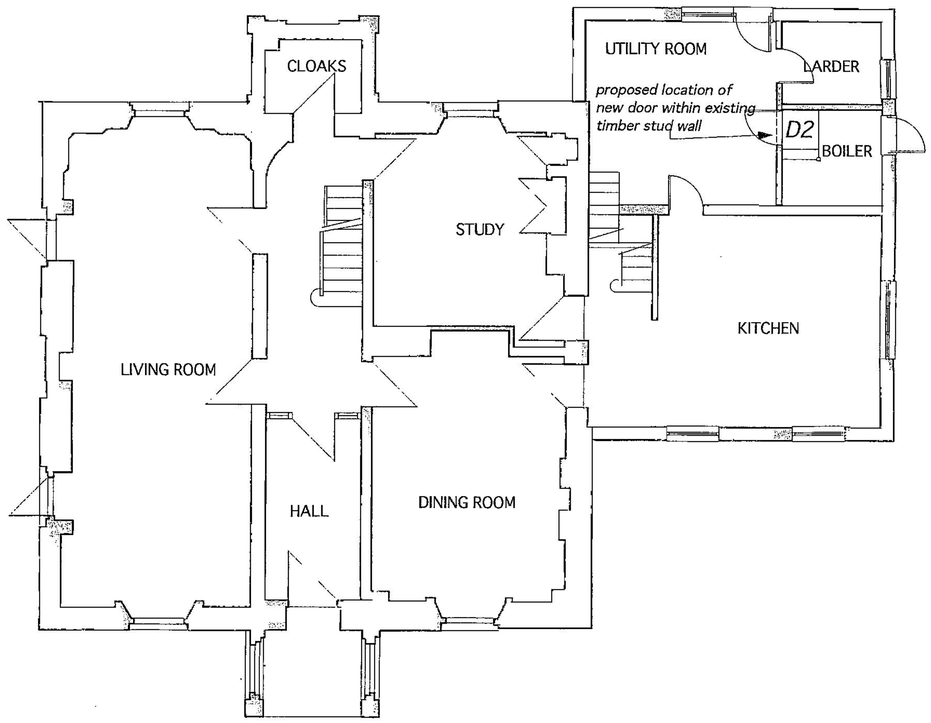
PLAN OF PROPOSED DOOR TO EN-SUITE BATHROOM (D1)
(all detailing to match existing bedroom door. Existing wall, plaster and lath to timber stud wall. Door to be located on centre line of wall.)

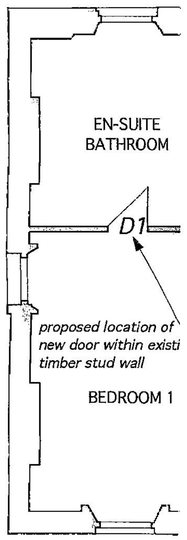


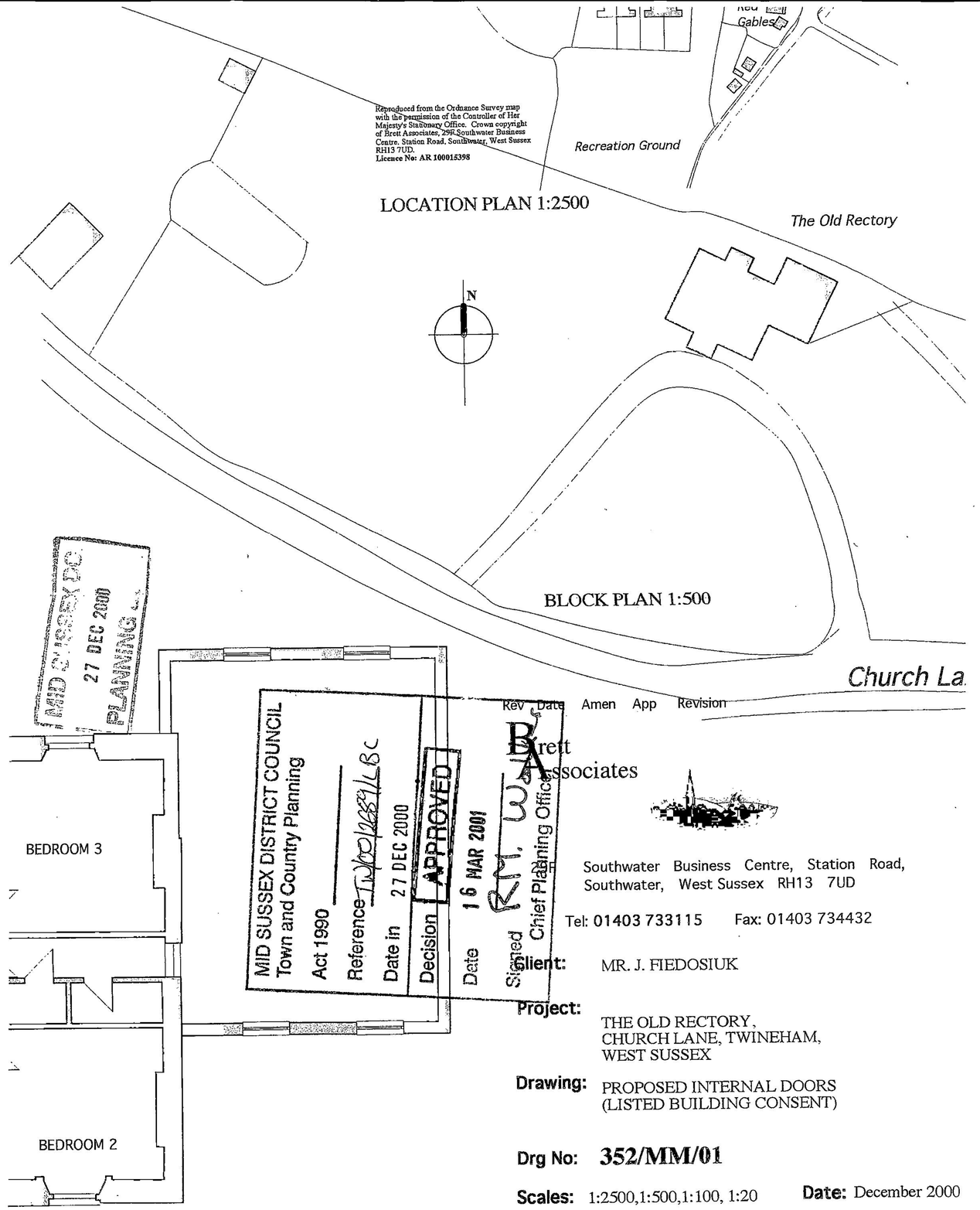
ELEVATION OF PROPOSED DOOR TO BOILER
(all detailing to match existing kitchen door)



PLAN OF PROPOSED DOOR TO BOILER ROO
(all detailing to match existing kitchen door. Existing
wall. Door to be located adjacent to boiler wall.)







Rev	Date	Amen	App	Revision

Brett Associates

Southwater Business Centre, Station Road,
Southwater, West Sussex RH13 7UD

Tel: 01403 733115 Fax: 01403 734432

Client: MR. J. FIEDOSIUK

Project: THE OLD RECTORY,
CHURCH LANE, TWINEHAM,
WEST SUSSEX

Drawing: PROPOSED INTERNAL DOORS
(LISTED BUILDING CONSENT)

Drg No: **352/MM/01**

Scales: 1:2500,1:500,1:100, 1:20 **Date:** December 2000

Drawn: gm **Approved:**

Simon Brett MRTPI Gerald Moore RIBA

This drawing is the copyright of Brett Associates. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements.

MID SUSSEX DISTRICT COUNCIL

"OAKLANDS", OAKLANDS ROAD, HAYWARDS HEATH, WEST SUSSEX RH16 1SS TELEPHONE: 01444 458166
FACSIMILE: 01444 454665 DX. 300320 HAYWARDS HEATH 1

West Sussex

Application Number : TW/00/02689/LBC

PERMISSION

Received on 27th December 2000

TOWN AND COUNTRY PLANNING ACT, 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT AND REGULATIONS 1990

APPLICANT : MR J FIELDOSIUK

RECEIVED - 3 APR 2001

C/O : BRETT ASSOCIATES
29F SOUTHWATER BUSINESS CENTRE
STATION ROAD
SOUTHWATER
WEST SUSSEX
RH13 7UD

DESCRIPTION : LISTED BUILDING CONSENT APPLICATION FOR THE PROVISION OF TWO NEW INTERNAL DOORS.

LOCATION : THE OLD RECTORY CHURCH LANE TWINEHAM HAYWARDS HEATH WEST SUSSEX RH17 5NR

The Council hereby notify you that they **GRANT LISTED BUILDING CONSENT** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

[redacted]

CHIEF PLANNING OFFICER

16 MAR 2001

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PELBCZ

Printed on recycled paper

MID SUSSEX DISTRICT COUNCIL

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION FOR LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

FOR OFFICIAL USE ONLY
Appl No TW/00/2689/LBC
Date Received

5 copies of this form are to be submitted

IT IS IMPORTANT THAT YOU READ THE NOTES PREPARED FOR THE GUIDANCE OF APPLICANTS BEFORE COMPLETING THIS FORM AS *INCORRECT COMPLETION INVOLVES DELAY*

MID
27 DEC 2000
PLANNING DE

1. Applicant Details (IN BLOCK CAPITALS)

Applicant
Name: *MR. J. FIEDOSIUK*
Address: *c/o AGENT*
Tel No.:

Agent
Name: BRETT ASSOCIATES
Address: 29F SOUTHWATER BUSINESS CENTRE, STATION ROAD, SOUTHWATER, WEST SUSSEX. RH13 7UD
Tel No.: [redacted]

2. Type of Application

(a) The demolition of a Listed Building involving its total or substantial destruction — Yes ☐ No ☑

or (b) Other works/extension to a Listed Building — Yes ☑ No ☐

or (c) Demolition of a building situated within a Conservation Area involving its total or substantial destruction — Yes ☐ No ☑

or (d) Affix an advertisement on a Listed Building — Yes ☐ No ☑

As described in this application and the accompanying plans

3. Particulars

(a) Full address or location of the building, the subject of this application:

THE OLD RECTORY, CHURCH LANE, TWINEHAM, WEST SUSSEX

(b) State whether applicant owns or controls any adjoining land or buildings — Yes ☑ No ☐

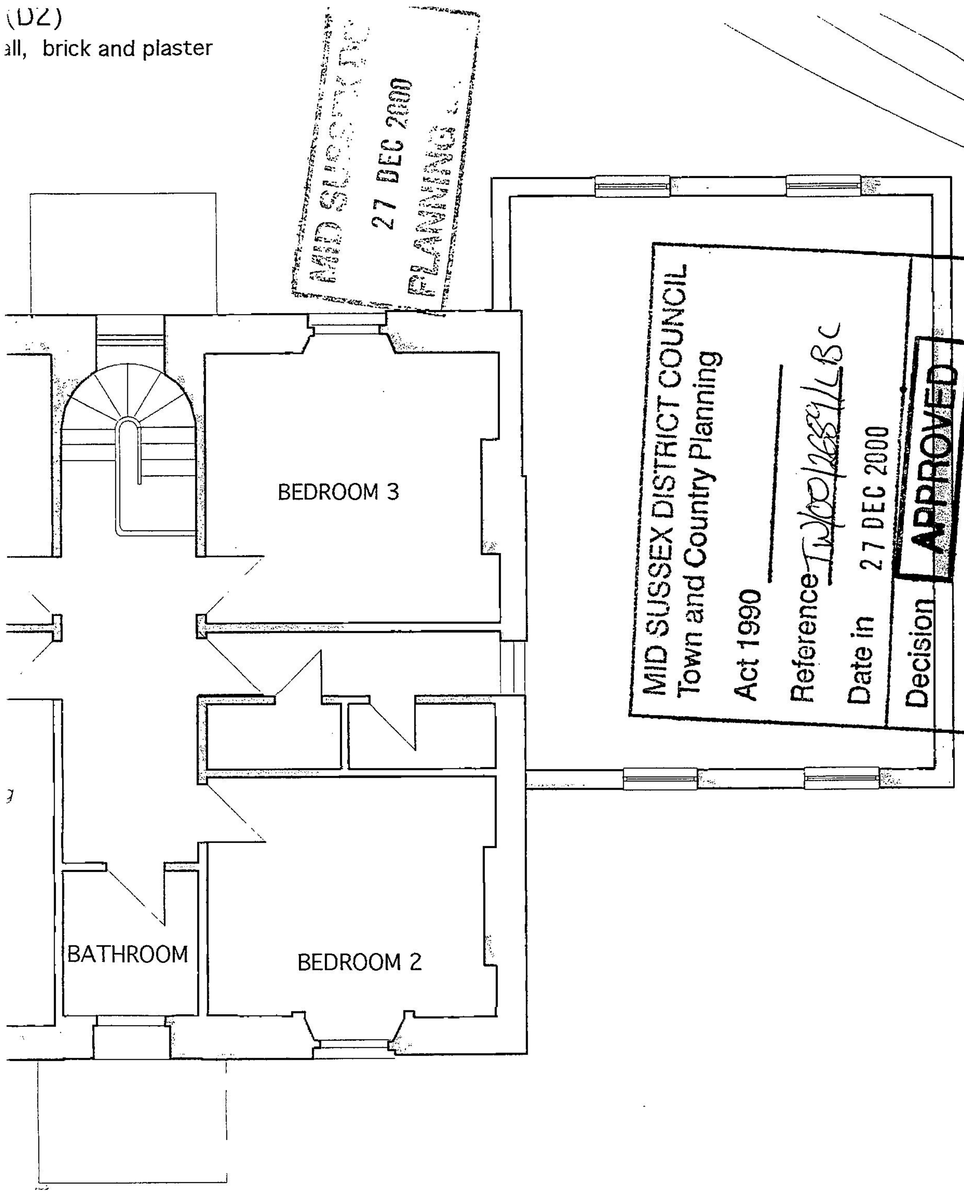
(c) Area of the land to which the application relates: *195* ~~hectares~~/sq m *residential curtilage*

Dimensions of the site must be clearly indicated on the plans

(d) Full description of the proposed works including the proposed uses of each part of the building

PROVISION OF TWO NEW INTERNAL DOORS.

(D2)
all, brick and plaster



MID SUSSEX DISTRICT COUNCIL
Town and Country Planning
Act 1990
Reference TW/00/1288/LBC
Date in 27 DEC 2000
Decision APPROVED
Date 16 MAR 2001
Signed Chief Planning Officer

BLOCK PLAN 1:500

Church Lan

A:21

Rev	Date	Amen	App	Revision

Brett Associates

Southwater Business Centre, Station Road,
Southwater, West Sussex RH13 7UD

Tel: 01403 733115 Fax: 01403 734432

Client: MR. J. FIEDOSIUK

Project: THE OLD RECTORY,
CHURCH LANE, TWINEHAM,
WEST SUSSEX

Drawing: PROPOSED INTERNAL DOORS
(LISTED BUILDING CONSENT)

Drg No: **352/MM/01**

Scales: 1:2500,1:500,1:100, 1:20 **Date:** December 2000

Drawn: gm **Approved:**

Simon Brett MRTPI Gerald Moore RIBA

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No dimensions are to be scaled from this drawing. It is the contractor's responsibility to ensure that

DOMESTIC INSTALLER

THE CURRENT OCCUPIER
THE OLD RECTORY
CHURCH LANE
TWINEHAM
HAYWARDS HEATH
WEST SUSSEX
RH17 5NR

Your certificate of compliance for your electrical installation work has arrived. Please check that the information on this certificate is correct.

The Domestic Installer named below has certified that the electrical installation work detailed is compliant with Regulations 4 & 7 of the Building Regulations 2000 for England and Wales.

Electrical installation work certificate of compliance

Certificate Number
0000309300

Date Complete
29/07/2005

Address of Electrical Installation
THE OLD RECTORY, CHURCH LANE, TWINEHAM, HAYWARDS HEATH, WEST SUSSEX, RH17 5NR

Description of notifiable work:
Extension to circuit (in kitchen, special location/ installation), Ring/ radial power circuit, Special installation (electric floor/ ceiling heating, garden lighting/ power, ELV lighting, generator)

Description of location(s):
Dwelling house, Garden

NICEIC Domestic Installer:
Daniel Clarke
Registered no. D100506

DOMESTIC INSTALLER

This certificate is issued by the NICEIC as agent for and on behalf of the NICEIC Domestic Installer named above. Accordingly, the NICEIC does not accept any responsibility for the content of this certificate or the quality of the work described.

This certificate is a valuable document. Please retain in a safe place. If it is not an original certificate or if there is any doubt as to its authenticity, call 0870 013 0462.

Do:
✓ Have the electrical installation checked by a competent person at least every 10 years.
✓ Use residual current devices (RCDs) for supplying all outdoor electrical equipment.
✓ Check that electrical appliance flexes are securely attached to the appliance and plug, and undamaged.
✓ Look for signs of overheating, such as discolouration of plugs and sockets.
✓ Fully uncoil extension leads before using them, to prevent overheating.

Don't:
✗ Carry out temporary repairs to electrics with insulating tape.
✗ Clean, adjust or check equipment while it's connected to the electrical supply.
✗ Overload sockets by plugging in adaptors and too many appliances.
✗ Obstruct the consumer unit (fusebox) - you will need quick and easy access to it in an emergency.
✗ Trail leads under the carpet or a rug to keep them out of the way.

FOR HINTS AND TIPS ON ELECTRICAL SAFETY IN YOUR HOME, VISIT: www.n :eic.org.u..

NICEIC Domestic Installer Scheme, NICEIC Certification Services Ltd, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable, Bedfordshire LU5 5ZX. Company Reg No. 04411293.

The NICEIC (National Inspection Council for Electrical Installation Contracting) is an independent consumer safety body set up to protect users of electricity against the hazards of unsafe and unsound electrical installations.

Since 1 January 2005, it has been a legal requirement for persons carrying out electrical installation work in dwellings in England and Wales to comply with the fundamental principles for electrical safety set out in BS 7671 (IEE Wiring Regulations).

The installer named overleaf is a domestic installer registered with the government-approved NICEIC Domestic Installer Scheme. The certificate is the installer's confirmation that their work complies with the Building Regulations and that details of that work have been notified to your local authority.

Please check that the details on the compliance certificate overleaf are correct, ensuring that the installer's name is that of the firm that actually undertook the work described. If this is not the case, or if you have any other concerns about the certificate, please telephone our helpline.

The installer is also required to provide you or the person who ordered the electrical work with an electrical safety certificate. This may be an Electrical Installation Certificate, a Domestic Electrical Installation Certificate or, if appropriate, a Minor Electrical Installation Works Certificate. You are advised to store these safety certificates, together with this compliance certificate, in a safe place, as you may be required to produce them in the future, for example when the property is sold.

If you are the person who ordered the work and have not yet received the related electrical safety certificate, or have a query about the standard of the work, please contact the installer in the first instance. If the installer does not provide you with the safety certificate or an answer to your query within a reasonable period of time, please contact our helpline for assistance.

172014

Building Regulations
Compliance Certificate

The works listed below were undertaken at

The Old Rectory Church Lane Twineham
Haywards Heath West Sussex RH17 5NR

on **On 17/04/2013**

Description of Works / Location

Commission a pressure jet appliance installation up to 70KW

The listed works are certified by OFTEC Registered Company
Name: **Harnden Heating & Plumbing**
OFTEC Registration Number: **6374**
as being in accordance with the Local Building Regulations

THIS CERTIFICATE IS IMPORTANT. PLEASE KEEP IT IN A SAFE PLACE

If the householder believes any of the aforementioned information to be incorrect, they should contact the Registered Company directly. Contact details, if required, can be found at www.oftec.org

This certificate is evidence, but not conclusive evidence, that the requirements specified in the certificate have been complied with.

R/622a Ver: 1 07 June 2012

Oil Firing Technical Association
Foxwood House
Dobbs Lane
Kesgrave
Ipswich
IP5 2QQ

Tel: 0845 65 85 080
Fax: 0845 65 85 181
Email: enquiries@oftec.org
www.oftec.org

Mr Fiedosiuk
The Old Rectory Church Lane
Twineham
HAYWARDS HEATH
West Sussex
RH17 5NR

Dear Sir/Madam

Since 1st April 2002, all oil fired installation and commissioning works undertaken in England and Wales have been subject to a requirement to have Local Authority Building Control notification and approval where the works were **not** carried out by OFTEC Registered Companies. As from 1st April 2005, all such works carried out by OFTEC Registered Companies now also need to be notified to the relevant local authority, as is the case with the works recently carried out on your property.

This certificate is evidence that the works carried out on your property were undertaken by an OFTEC Registered Company, who have certified that their works meet the requirements of the Building Regulations which were in force on the date that work was completed, and that the work has been notified to the relevant Local Authority through OFTEC's work notification system.

It is important that you keep this certificate safely, as it may be necessary to prove, at a later date, that the work has been carried out compliantly. You are also advised to keep copies of all documentation and any plans relating to the works that have been undertaken. Please note that whilst all OFTEC Registered Companies, and their Registered Technicians, are expected to satisfy certain criteria before gaining registration with OFTEC, and to work in compliance with the Building Regulations, OFTEC disclaims all liability in the event of any non-compliance.

Kind regards

OFTEC

VAT No. 564 1815 38
A company limited by guarantee
Company Registration Number: 2739706
Registered Office:
Foxwood House, Dobbs Lane, Kesgrave, Ipswich IP5 2QQ

WORKMANSHIP WARRANTY CERTIFICATE

Warranty Cover

This certificate has been issued to evidence that the Work (as defined below) carried out by the above named business ("the installer") is protected by the OFTEC Workmanship Warranty Scheme, where ("the Installer") and/or the "Operative" (employed by "the Installer") hold all valid necessary qualifications and certificates and have registered onto an OFTEC Competent Persons Scheme. This Warranty does not extend to Work carried out for which "the Installer" or "the Operative" are not registered to do so with an OFTEC Competent Persons Scheme.

Subject to the required notification of the installation and payment of the appropriate fee for cover to OFTEC and the undernoted terms and conditions the Workmanship Warranty remains in force for a period of six years from the date the individual who has carried out the work ("Operative") certifies to OFTEC that he has completed the Work and if a claim is made under the Warranty (which can only be made if the Installer is legally unable to carry out any necessary remedial work) then OFTEC will cover the costs of undertaking rectification of defective workmanship.

Work means:

1. Plumbing and heating installations where such work is covered by the Building Regulations Approved Documents parts G and L.
2. Installation of ventilation where such work is covered by the Building Regulations Approved Document part F (not including the installation of air conditioning).
3. Associated work carried out in respect of an installation where such work is covered by the Building Regulations Approved Document part J.
4. Electrical work carried out in respect of the Building Regulations Approved Documents part P.

In all cases the work is carried out in a residential dwelling (as defined below) and such residential dwelling is located within the United Kingdom, the Isle of Man and the Channel Islands for Oil Safety Regulations. For an OFTEC Competent Persons Scheme this is a residential dwelling in England and Wales only.

Terms & Conditions

1. Throughout the Workmanship Warranty period all liability for the Work or any repairs or rectification of the Work carried out by the Operative shall remain with the Installer.

2. The Installer and the Operative have no right whatsoever to make a claim under the OFTEC Workmanship Warranty Scheme, the only person who has such a right is the owner of the relevant installation who has paid for the remedial work carried out to the Work.

3. This warranty only applies to Work that is carried out on premises that are residential dwellings (set out below for clarity).

Residential dwellings - a unit of residential accommodation, whether this is a sole or main residence used by a single person or people living together as a family or a residence used by not more than six people living together as a single household, including a household where care is provided for residents.

4. This Warranty will only apply to work which has been declared to OFTEC in accordance with OFTEC's required notification procedure.

5. The maximum amount payable pursuant to this warranty shall not exceed ten thousand pounds (£10,000) including VAT in respect of all Work detailed on the Building Regulations Compliance Certificate.

6. This Warranty covers defective workmanship directly attributable to the installation work and does not cover service and maintenance, manufacturers' defects, damage to third party property, death or injury to third parties or any other loss or damage including consequential and inconsequential loss or damage and damage to appliances installed by the Installer/Operative.

7. OFTEC's obligations pursuant to this Warranty are limited to:

a) investigating, administering and upholding complaints concerning alleged defective work by customers of the Installer - such complaints should be notified to OFTEC by the customer in accordance with the procedure set out in the letter on the reverse of the Building Regulations Compliance Certificate.

b) meeting the approved rectification costs of defective workmanship as defined under Warranty cover above.

8. OFTEC shall not be liable either to the Installer/Operative or any customer for failing to make a complete or accurate assessment of any fault or defect in any Work that it is required to inspect pursuant to this Warranty.

9. These terms do not affect the Customer's legal rights against the Installer.

10. The OFTEC Warranty is an insurance backed scheme, where OFTEC is the beneficiary of insurance that is underwritten by an FCA regulated insurance company.

Obligations of the Installer

The Installer warrants and agrees that:

1. the Work and any rectification to the work carried out by the Installer/Operative have been carried out in accordance with the requirements of the rules and the relevant regulations in force at the time of carrying out the original Work.
2. the Installer and Operative holds all valid necessary certificates of competence to carry out the Work.
3. the Installer and Operative are on the OFTEC Register as at the date of carrying out the Work.
4. the Work has been notified to OFTEC.
5. In the event of a complaint being upheld for defective work, OFTEC are permitted to release information to OFTEC's insurer in order to finalise settlement of a claim under this scheme.
6. the Installer will, provided that it is still on the OFTEC register, undertake remedial work in accordance with any defect notice which may be served following an upheld complaint.

OIL FIRING TECHNICAL ASSOCIATION
Registered in England and Wales No: 2739706 Registered Address: Foxwood House, Dobbs Lane, Kesgrave, Ipswich. IP5 2QQ.
Tel: 01473 626 298. Company Limited by Guarantee