

Information to be provided in support of an application for listed building consent for a change of thatching material

Proposing a change from the original/existing thatch coating to an alternative thatch type or roofing material should be regarded as a last resort only when all other options have been exhausted. The following questions are intended to provide local planning authorities with clear evidence on which they can assess the need for that change.

1. Existing thatch

- a. What is the name and address of the building to which the application relates?
- b. What is the current type of thatch?

Please be as specific as possible e.g. combed wheat reed, combed triticale, long straw

- c. Is the current thatch single coat or multi coat? If multi coat, are the base layers historic and/or of differing materials?
- d. Are you aware of any smoke blackened thatch within the roof space?
- e. When was the property last thatched (including ridging and repairs)?

You may need your thatcher to provide some of this information if you are not sure.

2. Condition

- a. What is the current condition of the different elevations of the roof that are proposed to be re-thatched, including the ridge and any dormer windows?

Please provide as much detail as possible, e.g. Is the thatch wearing evenly? Are the fixings visible? Is there any localised deterioration? You may need your thatcher to provide some of this information if you are not sure. Please include or attach photographs to support this information.

- b. Are there any leaks? If so, where?
- c. What is the likely life expectancy of each elevation that is proposed to be re-thatched?

Please include a statement from your thatcher regarding the life expectancy of each elevation that is proposed to be re-thatched.

3. Material supply

a. Is good quality straw currently available from your thatcher's regular supplier?

If not, please ask your thatcher to provide evidence from their supplier.

If straw is available but is not good quality, please explain what the problem is.

b. If good quality straw is not available from your thatcher's usual straw supplier, what other suppliers or sources have they approached and what is the availability from those suppliers?

4. The need for full re-coating or re-thatching

a. How long have you been waiting for your property to be re-thatched?

b. Have you had any temporary repair, localised patching or rick coating done or could such work be undertaken instead of full re-coating or re-thatching?

If not, please explain why not. If there is a technical reason, please provide a statement from your thatcher explaining why they cannot undertake temporary repair, localised patching or rick coating.

c. Would temporary/short-term protection with a tarpaulin or metal sheeting be feasible?

If not, please provide a statement from your thatcher explaining why not.

d. Does this proposal prioritise the area(s) of roof in most urgent need?

5. The proposal

a. What material do you propose to use for re-thatching?

b. Do you propose to remove historic base coats of thatch? If so, on which elevations and why? (in the case of removal back to the rafters, you should check whether planning permission or buildings regulations approval are required).

c. Will there be any change to the underlying roof structure, fixings, detailing (e.g. eaves, verge or ridge) or form of the thatched roof in association with the change of material?

d. Please provide the name and contact details for the thatcher.

The answers to all the above questions should be submitted with the application for listed building consent for a change of materials either as part of the Heritage Statement or appended as a separate supporting statement.