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: Mr | First name: M | Surname: Shibl

Company name: Reliant Building Contractors Ltd.

Street address: 101 Elm Tree Court

Town/City: London

County:

Country: uk

Postcode: NW8 9JT

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Mark | Surname: Jackson

Company name: mark jackson planning

Street address: Gateway House
19 Great Notley Avenue
Great Notley Garden Village

Town/City: Braintree

County: Essex

Country: UK

Postcode: cm777uw

	Country Code	National Number	Extension Number
Telephone number:		01376 341854	
Mobile number:			
Fax number:			

Email address: mark.jackson@mjplanning.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):

The conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the forme workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3

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: | Suffix:

House name: Penistone Coal Drops

Street address: St. Mary's Street

Town/City: Penistone

County: Sheffield

Postcode: S36 6DT

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

Easting: 424441

Northing: 403401

Description:

5. 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: Mr First name: Mathew Surname: Smith

Reference: 2012/0312

Date (DD/MM/YYYY): 23/06/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Please see Planning Statement

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

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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:

Separation within the kitchen areas and dedicated bin storage

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Separation within the kitchen areas and dedicated bin storage

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):

RBC02/01, 07,08,09B, 25F,26 and 28

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	20	35	15
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	1	1
Disability spaces	0	1	1
Cycle spaces	0	27	27
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:

Stone

Description of *proposed* materials and finishes:

Stone

Roof covering- add description

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Green roofs and slate

Chimney - add description

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Stone

Windows - add description

Description of *existing* materials and finishes:

upvc

Description of *proposed* materials and finishes:

Timber joinery and fraimless glass shop fronts

14. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Ceilings - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Plaster board and skimmed

Internal walls - add description

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Plaster Board and Skimmed.

Floors - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Timber

Internal doors - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Timber

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast Iron

Description of *proposed* materials and finishes:

Cast Iron retained and supplemented by powder coated steel

Boundary treatments - add description

Description of *existing* materials and finishes:

Sone walls and steel fencing

Description of *proposed* materials and finishes:

Stone walls, steel painted railings and timber fencing.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Tarmac and concrete

Description of *proposed* materials and finishes:

Resin bonded Aggregate

Lighting - add description

Description of *existing* materials and finishes:

Street lighting and security lighting

Description of *proposed* materials and finishes:

Lighting recessed into floor of the archers of the coal drops.

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

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

RBC02,01,07,08,09 B, 10C, 11C, 12, 14,23,24,25F, 26, 27C, 28, Highway Plan REDW-2857-112

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

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:

Vacant.

Is the site currently vacant? ◉ Yes ○ No

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

Previous uses Shop Retail and B2 General Industrial and Storage

When did this use end (if known) (DD/MM/YYYY)? 30/06/2011

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 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:

Food Stuffs

21. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

21. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		7	6		
Flats/Maisonettes					
Live-Work units		2			
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 15

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	15
Total existing residential units	0

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	201.0	201.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	66.0	66.0
A4	Drinking estabishments	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	234.0	234.0		-234.0
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	392.0	392.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	234.0	234.0	659.0	425.0

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

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	30	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

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

24. Hours of Opening (continued)

A1													☒
A3													☒
D1													☒

25. Site Area

What is the site area? 00.56 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:

None

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.

Title: Mr First name: M Surname: Jackson

Person role: Agent Declaration date: 15/05/2013 ☒ Declaration made

29. Certificates (Agricultural Land Declaration)

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: M Surname: Jackson

Person role: Agent Declaration date: 15/05/2013 ☒ 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 15/05/2013