

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:                                                                                                            | <input type="text"/>                                             | First name:       | <input type="text"/> | Surname:             | <input type="text"/> |
| Company name:                                                                                                     | <input type="text" value="Mrs R Scott and Duchy Homes Limited"/> |                   |                      |                      |                      |
| Street address:                                                                                                   | <input type="text" value="c/o Agent"/>                           | Telephone number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|                                                                                                                   | <input type="text"/>                                             | Mobile number:    | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Town/City:                                                                                                        | <input type="text"/>                                             | Fax number:       | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| County:                                                                                                           | <input type="text"/>                                             | Email address:    | <input type="text"/> |                      |                      |
| Country:                                                                                                          | <input type="text" value="United Kingdom"/>                      |                   |                      |                      |                      |
| Postcode:                                                                                                         | <input type="text"/>                                             |                   |                      |                      |                      |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No |                                                                  |                   |                      |                      |                      |

**2. Agent Name, Address and Contact Details**

|                 |                                                                 |                   |                                                         |                                           |                                         |
|-----------------|-----------------------------------------------------------------|-------------------|---------------------------------------------------------|-------------------------------------------|-----------------------------------------|
| Title:          | <input type="text" value="Miss"/>                               | First Name:       | <input type="text" value="Suzanne"/>                    | Surname:                                  | <input type="text" value="Phillipson"/> |
| Company name:   | <input type="text" value="Nathaniel Lichfield &amp; Partners"/> |                   |                                                         |                                           |                                         |
| Street address: | <input type="text" value="3rd Floor"/>                          | Telephone number: | <input type="text"/>                                    | <input type="text" value="0113 3971397"/> | <input type="text"/>                    |
|                 | <input type="text" value="15 St Paul's Street"/>                | Mobile number:    | <input type="text"/>                                    | <input type="text"/>                      | <input type="text"/>                    |
| Town/City:      | <input type="text" value="Leeds"/>                              | Fax number:       | <input type="text"/>                                    | <input type="text"/>                      | <input type="text"/>                    |
| County:         | <input type="text" value="West Yorkshire (Met County)"/>        | Email address:    | <input type="text" value="sPhillipson@nlplanning.com"/> |                                           |                                         |
| Country:        | <input type="text" value="United Kingdom"/>                     |                   |                                                         |                                           |                                         |
| Postcode:       | <input type="text" value="LS1 2JG"/>                            |                   |                                                         |                                           |                                         |

**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):

Demolition of existing buildings (comprising agricultural barns, Nether Mill and adjoining cottage, and the annex to the rear of Nether Mill House) and the erection of 11 detached dwelling houses, access, landscaping, drainage and associated works; and listed building consent for demolition of the rear annex of Nether Mill House and associated refurbishment works to external walls and garden area.

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:          | <input type="text"/>                          | Suffix: | <input type="text"/> |
| House name:     | <input type="text" value="Nether Mill Farm"/> |         |                      |
| Street address: | <input type="text" value="Barnsley Road"/>    |         |                      |
|                 | <input type="text" value="Penistone"/>        |         |                      |
| Town/City:      | <input type="text"/>                          |         |                      |
| County:         | <input type="text"/>                          |         |                      |
| Postcode:       | <input type="text" value="S36 8AD"/>          |         |                      |

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

|           |                                     |
|-----------|-------------------------------------|
| Easting:  | <input type="text" value="424448"/> |
| Northing: | <input type="text" value="403824"/> |

Description:

Land at Nether Mill Farm, Barnsley Road, Penistone

#### 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: | <input type="text" value="Mr"/> | First name: | <input type="text" value="Andrew"/> | Surname: | <input type="text" value="Burton"/> |
|--------|---------------------------------|-------------|-------------------------------------|----------|-------------------------------------|

Reference:

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

Details of the pre-application advice received:

Principle of housing development agreed in this Housing Policy area.  
Partial demolition of listed building and removal of trees was agreed as necessary to facilitate the best possible redevelopment of the site. Removal of the unlisted Nether Mill was also agreed in principle subject to detailed consideration in an accompanying Heritage Statement. Tree Officer confirmed that loss of trees will not have an unacceptable impact on the listed building or wider site, and the proposed scheme is an improvement on that which has previously been approved in arboricultural terms. Scope of application documents was agreed. Officers also advised that a Flood Risk Assessment and Sequential Test be undertaken, as well as a Bat Survey as part of an Ecological Assessment (survey to be undertaken prior to application submission).

#### 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)

#### 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:

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

#### 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

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes☐ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes☐ No

c) Demolition of a part of the listed building

☒ Yes☐ No

What is the total volume of the listed building?

1557.3200

0000

m<sup>3</sup>

What is the volume of the part to be demolished?

549.92000

000

m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed?

Month: 

01

Year: 

1970

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Rear annexe to Nether Mill House (late 20th Century addition)

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To provide necessary privacy and amenity space for plot 11 - see accompanying Heritage Statement for further details.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☐ Yes☒ No

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                                         | 0                         | 34                                         | 34                   |
| Light goods vehicles/public carrier vehicles | 0                         | 0                                          | 0                    |
| Motorcycles                                  | 0                         | 0                                          | 0                    |
| Disability spaces                            | 0                         | 0                                          | 0                    |
| Cycle spaces                                 | 0                         | 0                                          | 0                    |
| 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:

N/A

Description of *proposed* materials and finishes:

Marshalls Cromwell fine faced pitched buff

**Roof covering- add description**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Marley Eternit Rivendale tile

**Windows - add description**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Cream uPVC

14. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

See accompanying materials plan - ref: PS-009

Rainwater goods - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Black half round

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Combination of  
1.8m high hit and miss double sided close boarded timber fence  
2.0m high Twil fence  
1.8m high stone wall  
1.8m high black railing fence with laurel hedging  
See accompanying Enclosures Plan for further details (PS-007e)

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Highways footpaths and public footpaths - Black top tarmac  
Private drives and paths - Sorento granite stone

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Lantern lights on all properties

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? ☒ Yes ☐ No

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

Materials plan (ref: PS-009)  
Fences and Walls Drawing (ref: PS-010)

15. Foul Sewage

Please state how foul sewage is to be disposed of:

|             |                                     |                         |                          |         |                          |
|-------------|-------------------------------------|-------------------------|--------------------------|---------|--------------------------|
| Mains sewer | <input checked="" type="checkbox"/> | Package treatment plant | <input type="checkbox"/> | Unknown | <input type="checkbox"/> |
| Septic tank | <input type="checkbox"/>            | Cess pit                | <input type="checkbox"/> |         |                          |

Other

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See Drainage Principles Plan (ref:38208/001 Rev C)

## 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:

Existing dwellings and agricultural buildings

Is the site currently vacant?

☐ Yes ☒ No

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 design, demolition and construction - Recommendations'.

## 20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

## 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            |                    |   |   | 11 |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Live-Work units   |                    |   |   |    |         |
| Cluster flats     |                    |   |   |    |         |
| Sheltered housing |                    |   |   |    |         |
| Bedsit/Studios    |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Proposed Market Housing Total11

Market Housing - Existing

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

Existing Market Housing Total1

Overall Residential Unit Totals

|                                  |    |
|----------------------------------|----|
| Total proposed residential units | 11 |
| Total existing residential units | 1  |

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                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A2                    | Financial and professional services | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A3                    | Restaurants and cafes               | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A4                    | Drinking establishments             | 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                  | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| 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                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| D2                    | Assembly and leisure                | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| Other                 | Please Specify                      | 1579.0                                             | 1579.0                                                                              | 0.0                                                                                     | -1579.0                                                                        |
|                       | Total                               | 1579.0                                             | 1579.0                                                                              | 0.0                                                                                     | -1579.0                                                                        |

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 | 0         | 0         | 0                              |

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use | Monday to Friday<br>Start TimeEnd Time | Saturday<br>Start TimeEnd Time | Sunday and Bank Holidays<br>Start TimeEnd Time | Not Known |
|-----|----------------------------------------|--------------------------------|------------------------------------------------|-----------|
|-----|----------------------------------------|--------------------------------|------------------------------------------------|-----------|

## 25. Site Area

What is the site area?

00.69

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:

N/A

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 14 – Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ 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