



Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

2. Applicant Details

Town/city	<input type="text" value="Barnsley"/>
Country	<input type="text"/>
Postcode	<input type="text" value="S36 8YR"/>

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="KIT"/>
Surname	<input type="text" value="FLETCHER"/>
Company name	<input type="text" value="KIT BUILDING DESIGN"/>
Address line 1	<input type="text" value="10 McINTYRE ROAD"/>
Address line 2	<input type="text" value="STOCKSBRIDGE"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="SHEFFIELD"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="S36 1DG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Resubmission of application 2020/0829 - Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; move window to bathroom and form new window to form study at first floor; increase the size of a window and form a new window to the lounge and replace all windows and door to the cottage; replacement of lintel and sills to 2no windows, 1no serving dining/kitchen on the southern elevation and 1no serving the lounge on the western elevation; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable.

Has the work already been started without consent?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes No

b) works to the exterior of the building?

Yes No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

FL19/121b and FL19/122c

9. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Natural stone	Sawn natural stone lintels, sills and jambs to openings and natural coursed stone to cottage and natural coursed stone with section of vertical timber cladding and reconstituted stone window surround and plinth under cladding.
Roof covering	Natural stone slates	Greys Roofing products, reproduction diminishing stone slates (Natural Weathered)
Chimney	none	Black metal flue and terminal
Windows	Stained timber double glazed casements	Coated aluminium double glazed casements
External Doors	stained timber	stained timber to cottage and stores and metal roller shutter to workshop/garage

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Vehicle access and hard standing	gravel	gravel
Rainwater goods	metal profile gutters and down pipes	metal profile gutters and down pipes

Are you submitting additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement

10. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

11. Parking

Will the proposed works affect existing car parking arrangements? Yes No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Block Plans

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Block Plans

13. 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?

- The agent
- The applicant
- Other person

14. 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

14. Pre-application Advice

First name

Surname

Reference

Date (Must be pre-application submission)

02/07/2019

Details of the pre-application advice received

Advice was verbal and followed up via email correspondent.

4.7.219

This email is just to recap our discussion and to make sure I interpreted your advice before we forge ahead with plans and permissions.

All subject to further approval but as it stands...

1. A new window into the living room the same size as the the current existing window that we intend to open up to the full height of the opening it once was. Subject to detailed plans that include appropriate head and cills this seems proportionate to allow more light ingress and is not substantially harmful to the heritage.
2. A single window same size as the bedroom windows to the upstairs landing on the roadside. However we are aware that this is unlikely to be approved. (It would however be easier than putting the other window that was pre-approved in as that entails re jiggng the bathroom and moving the heating manifolds from the wardrobe space that was created when they cut the landing short) As I noted on 02.07.19 I think it would be preferable to provide this improved light ingress to the landing area via a roof light or light tunnel as generally speaking new openings should be restrained as much as possible and particularly where they front onto the public realm.
3. Double garage with living space above, preferably out of stone to match the property and the other double garage that the farm house has. Or a oak structured garage as a second best option. The matter of the setting of the listed building is important, but precedent (already approved similar developments in the vicinity) is also a material consideration. The crate is currently not ideal and so an argument might be made for an improvement to the setting by way of design and high quality materials that are sympathetic.
4. Log burner with sympathetic flue terminating on the back side of the property away from the roadside. Assuming the flue was not too large that and black this seems fine.
5. Aluminium framed windows thin profiled with more glass to replace the old and in place rotted wooden windows. Agreed, the windows themselves are of little historic merit and so an Alu framed item of very simple design would likely work.
6. Still undecided but potential to reinstate the window that was approved but never fitted to the garden side of the property. Slightly worried that it would make that side of the building a little busy with the other more necessary alterations... ideally landing window on roadside would alleviate this need. See point 2. I agree and understand but note my comments about principal elevations and views from the public realm.
7. Repointing in lime to safe guard the weathering and breathability of the natural stone. Currently Portland cement mortar! Yes, ideally pure lime / aggregate in ratio 1:3 (where 1 part NHL 3.5 is added to 3 parts well graded aggregate or river sand). Brushed or stippled back before curing to compact and form a gently recessed joint.

15. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the 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* 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**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

16. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Kit
Surname	Fletcher
Declaration date	08/07/2020

Declaration made

17. 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 (cannot be pre-application)