

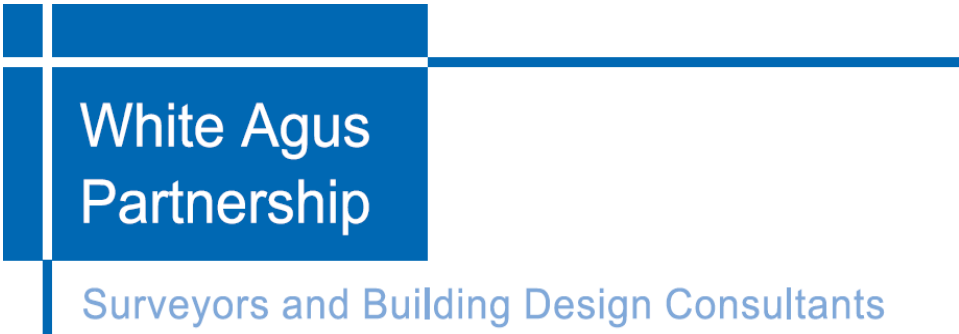
Planning Statement

Proposed Garage and Extension to Outbuilding

At

**North Lodge
High Hoyland Lane
Cawthorne
Barnsley
S75 4AX.**

Prepared by
White Agus Partnership
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The logo for White Agus Partnership features a blue square with a white crosshair. The text 'White Agus Partnership' is written in white within the blue square. A horizontal blue line extends to the right from the square, and a vertical blue line extends downwards from the bottom of the square.

**White Agus
Partnership**

Surveyors and Building Design Consultants

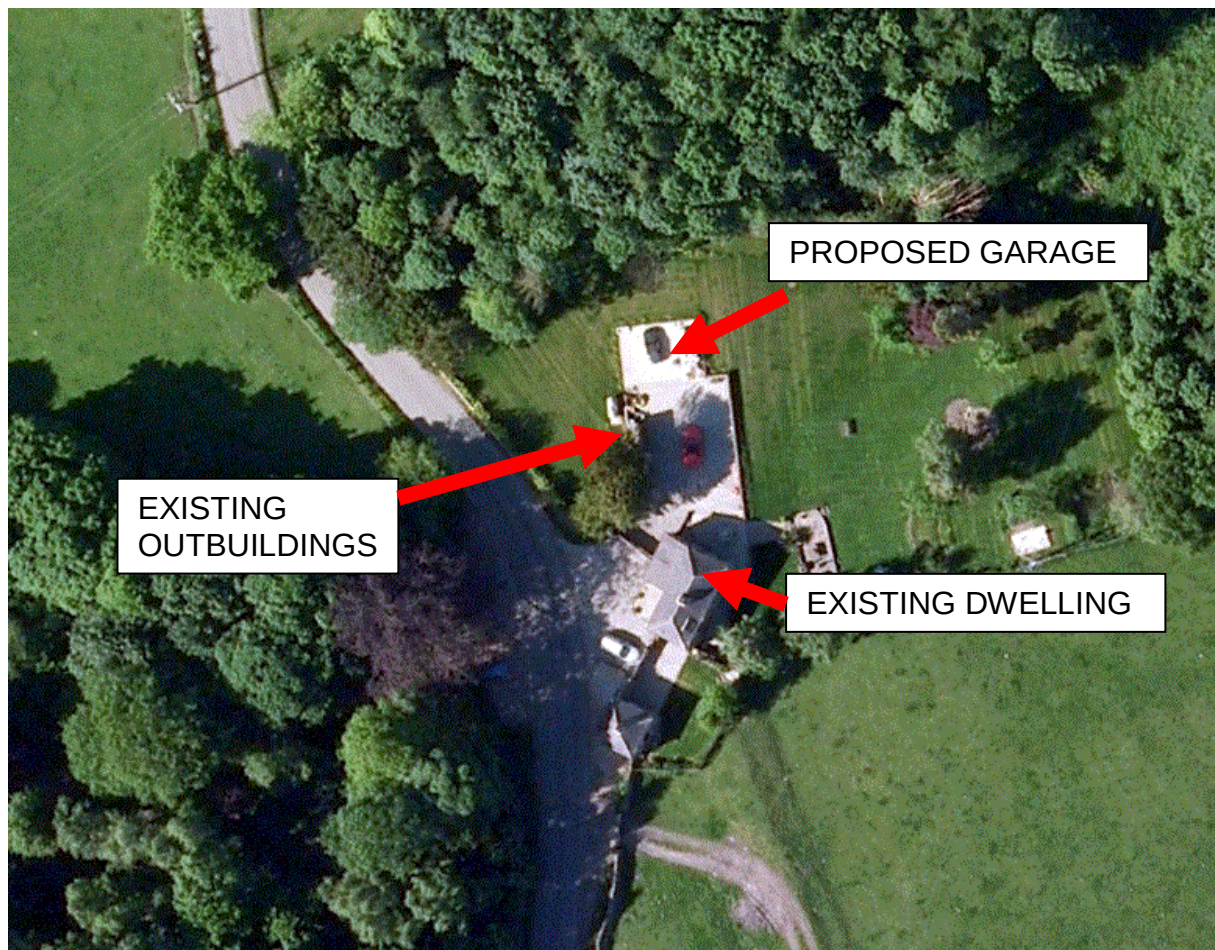
1 - Background

This Statement has been prepared to support a Town & Country Planning and Listed Building Consent applications for a small extension to an existing outbuilding and the erection of a detached double garage in the grounds of North Lodge.

Prior to the submission of the application the scheme has been discussed with Ms Laura Bibby & Mr Tony Wiles (Barnsley M.B.C.)

2 - The Site

The site of the proposed works lies to the north of the existing dwelling known as North Lodge. This is a Grade II Listed Building



Details of the property listing:

Pair of lodges linked by gateway. Late C18 or early C19. Later additions to northern lodge, restored later C20. Ashlar. Welsh slate roofs. Single storey, with basement to northern lodge. Single cell (excluding the additions). The main entrances, with 4-panel doors, face each other and have pilaster jambs supporting triangular pediments. Each side elevation has a sash window in a round-arched, archivolted panel. The north lodge has an addition with a catslide roof to the left of this window on the west side and

the whole building has been extended to the north with later openings on the north elevation. The southern lodge has a blind window on its south side (rear). The northern lodge has a hipped roof, the southern a pyramidal roof. Both have a central stack. A stone wall joins the two buildings with two square gate piers each with ornamental ball finial. Interior: The southern lodge has a brick arch, supported on 2 spine beams, taking the flue from the south wall to the central stack.

Listing NGR: SE2685909020

The dwelling was formed by conversion and extension to the most northerly of the Lodges at one of the entrances into Cawthorne Park.

The Applicant, Mr Thompson is acquainted with a brother and sister who lived in the North Lodge from 1945. They are both fit and well and in their eighties
The positions of the proposed works are shown on the submitted drawing.

The original outbuilding (stone) is circa 1695 and was built at the same time as the gate houses. The other, brick outhouse was the original midden built circa 1920 when the gate house was extended to form a residence. This, and the adjoining stone section are currently used as stores in connection with the dwelling.

The outbuilding to be extended is of red-brickwork with a mono pitch roof covered in stone slate.

3 – Proposal.

The proposal is to construct a small extension to the brickwork section of the existing store as shown on the submitted proposals.

The materials will be to match the existing.

The garage will be sited on an existing area of concrete hardstanding adjacent the outbuildings.

The scale and form of the building will complement the existing buildings. External materials will match existing as agreed with the Planning Officers.

The proposed garage and outbuildings are set down from the main road and screened by an established laurel hedgerow.

The proposed garage and extension to the outbuilding will not harm the openness of the green belt