

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning 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:	Steve	Surname:	Croall	
Company name:						
Street address:	Northern College, Wentworth Castle,			Country Code:	National Number:	Extension Number:
				Telephone number:	01226 776008	
	Stainborough			Mobile number:		
Town/City:	Barnsley			Fax number:		
County:	South Yorkshire			Email address:		
Country:	United Kingdom			croalls@northern.ac.uk		
Postcode:	S75 3ET					
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:	Mr	First Name:	Chris	Surname:	Beddis	
Company name:	Aedas Building Consultancy					
Street address:	Norwich Union House			Country Code:	National Number:	Extension Number:
	High Street			Telephone number:	01484 537411	
				Mobile number:		
Town/City:	Huddersfield			Fax number:		
County:	West Yorkshire			Email address:		
Country:	United Kingdom			chris.beddis@aedas.com		
Postcode:	HD1 2LF					

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Construction of a raised walkway providing access to first floor level of unlisted two storey teaching block. Installation of new doors at first floor level. Creation of external access doors to side of building and new canopy over.
Installation of solar panels to 2no. unlisted buildings within site grounds.
Demolition works include partial re-building of stone retaining wall adjacent to the listed Stable block building.
Demolition works include partial demolition of existing single storey HORSAs huts.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

Project details discussed and proposals outlined during site visit on 13th March 2014 and further email correspondence since. Comments have been received and incorporated in the final planning submission.

Liaison has also been undertaken with Katherine Gibson of English Heritage as agreed with Mr Wiles and feedback from that meeting has been also been incorporated in the final submission.

Both were satisfied with the design proposals in principle.

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

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

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. Explanation for Proposed Demolition Work

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

The HORSAs were constructed in 1947 and have exceeded the end of their design life. They are significantly dilapidated due to inadequate attempts to extend their working life and are now uninhabitable.

The stone retaining wall is structurally unstable as evidenced by the leaning of the wall into an access road. The wall will be taken down as required and re-built with the same stone.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Existing boundary and retaining walls are constructed in stone.

Description of *proposed* materials and finishes:

Stone retaining walls to stair and access ramp to be built in stone to match adjacent existing.

Doors - description:

Description of *existing* materials and finishes:

PPC aluminium framed doors in RAL 7032.

Description of *proposed* materials and finishes:

PPC aluminium framed doors in RAL 7032 to match existing.

Boundary treatments - description:

Description of *existing* materials and finishes:

Iron railings.
Stone retaining wall.

Description of *proposed* materials and finishes:

PPC steel 1.5m high rolltop fencing by Betafence.
Stone retaining wall to match existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Precast concrete paving slabs to pedestrian access paths.

Description of *proposed* materials and finishes:

Proposed overhead walkway to be constructed in concrete with smooth finish.
Path surface to be finished in tarmac to match adjacent existing.
Handrails in ppc steel RAL 7011. Infill balustrade panels in mesh.
Landings to stairways in corduroy precast concrete paving slabs.
Structural columns to walkway finished in ppc RAL 7011.

Others - description:

Type of other material:

Canopy.

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

Proposed canopy to side of building to be constructed in steel frame finished in RAL 7032 PPC to match existing window and door frames.
To receive clear polycarbonate sheathing forming canopy roof.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

P_01 Site Plan
P_02 Owen Block Existing Plan
P_03 Owen Block Existing Elevations 01
P_04 Owen Block Existing Elevations 02
P_05 Owen Block Proposed External Works
P_06 Owen Block Proposed Canopy Installation
P_07 Proposed Entrance Ramp
P_08 Owen Block Proposed Elevations 01
P_09 Owen Block Proposed Elevations 02
P_10 Owen Block Proposed Elevations 03
P_11 Owen Block Solar Panel Installation
P_12 Wentworth Court Solar Panel Installation
Design and Access Statement

11. 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	0	0
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			

12. 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

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

College.

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

16. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

19. 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	248.0	248.0	0.0	-248.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	248.0	248.0	0.0	-248.0

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

20. 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

21. 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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>

21. Hours of Opening (continued)

D1									<input checked="" type="checkbox"/>
D2									<input checked="" type="checkbox"/>
Other									<input checked="" type="checkbox"/>

22. Site Area

What is the site area?

21,497

sq.metres

23. 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

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. 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

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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 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: Mr First name: Chris Surname: Beddis

Person role: Agent Declaration date: 21/03/2014 Declaration made

27. 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 21/03/2014