

Application Reference: 2026/0021.

Location: 53 Keresforth Hall Road, Kingstone, Barnsley, S70 6NL.

Introduction

This application seeks planning permission for the erection of a two-storey extension to the side and rear of the dwellinghouse and the erection of a single storey extension at lower level to accommodate a gym and swimming pool with a rear terrace area above.

Relevant Site Characteristics

This application relates to a large plot located in-between Keresforth Hall Road to the north-east and Rob Roy Lane to the south-west and in an area that is principally residential characterised by various detached and semi-detached dwellinghouses of varying scale and appearance. The south boundary of Locke Park – a grade II-listed registered park and garden (RPG) – is located to the north-east on the opposite side of Keresforth Hall Road. The local topography falls significantly north-east to south-west. The lower south-western half of the development site falls within the Green Belt.

The property in question is a large, two-storey semi-detached dwellinghouse constructed of red brick with a hipped concrete tiled roof. It benefits from a single storey hipped roof extension located on its north elevation. There is a linked extension adjoining 55 Keresforth Hall Road on its south elevation. To the north of the northern extension is a three-storey detached annex with integral garages at the ground level. The property is set down and back from the road of Keresforth Hall Road and is fronted by a large driveway that is accessed from the north-west corner of the plot off Rob Roy Lane. To the rear is a modest terrace area that steps down onto a large rear garden which accommodates a small number of detached outbuildings. The development site is bounded by a stone wall with iron railings to the north-east and hedges and mixed vegetation elsewhere.



Site History

B/78/0828/BA	Renewal of permission for garage no. 75032.	Historic.
B/99/0199/BA	Erection of three-storey annex to dwelling containing garden store, double garage, garden room and study room.	Approved.
2009/1182	Erection of a new pitched roof to existing flat roofed side extension.	Approved.

Detailed Description of Proposed Works

This application seeks planning permission for the erection of a two-storey extension to the side and rear of the dwellinghouse and the erection of a single storey extension at lower level to accommodate a gym and swimming pool with a rear terrace area above.

The proposed two-storey extension to the side and rear of the application dwellinghouse would have a sideways projection from the north-west elevation of approximately 7.2 metres being set back from the front north-east elevation by approximately 0.45 metres. It would have a rearward projection from the rear south-west elevation of approximately 3.4 metres. It would have a total width to the rear of approximately 10.9 metres and a total depth of approximately 10.1 metres. The proposed extension would be constructed of closely matching external materials.

The proposed single storey lower level extension would measure approximately 22.8 metres (W) x 10.9 metres (D) x 3.7 metres (H) and would be constructed of closely matching external materials. Atop the lower-level extension would be a terrace area incorporating a green roof and planting buffer. Within the lower-level extension would be a domestic swimming pool, sauna room, gym, plant room and associated changing and shower facilities.

During the application process, the proposal was amended to reduce the scale of the development by reducing the overall rearward projection. Amendments also introduced a green roof and planting buffer to the terrace area reducing its overall size. Additional amendments were received amending the internal layout and apatures of the proposed lower-level extension.

0m 1m 2m 3m 4m 5m
 VISUAL SCALE 1:50 @ A1



① Principal Elevation



② Rear Elevation

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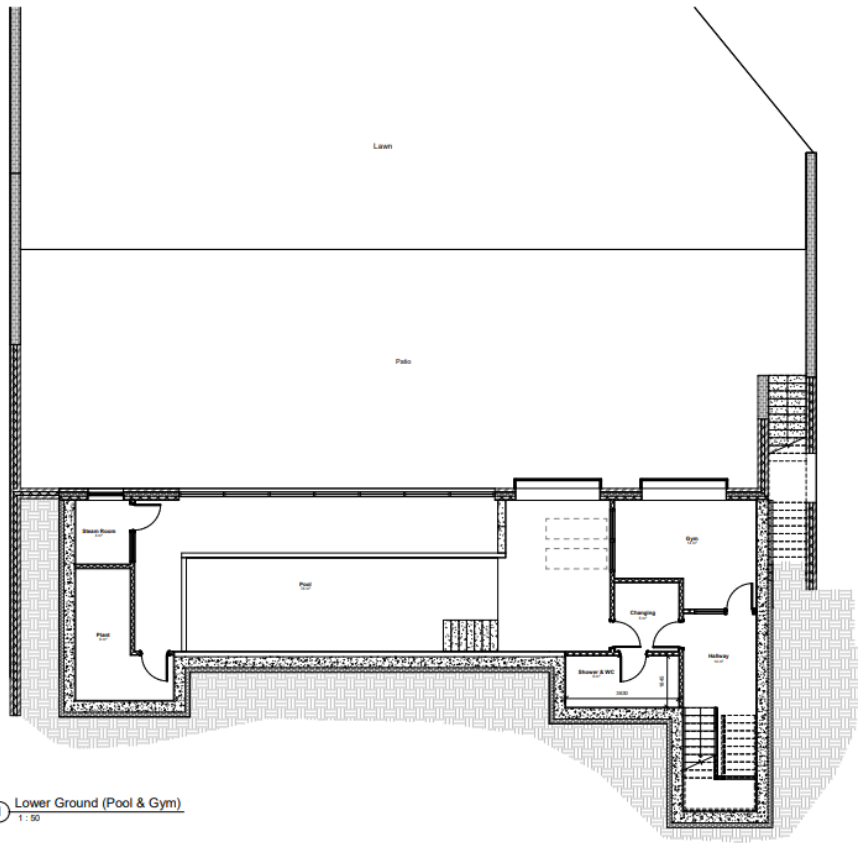
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Proposed Visualisation

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 VISUAL SCALE 1:50 @ A1



① Lower Ground (Pool & Gym)

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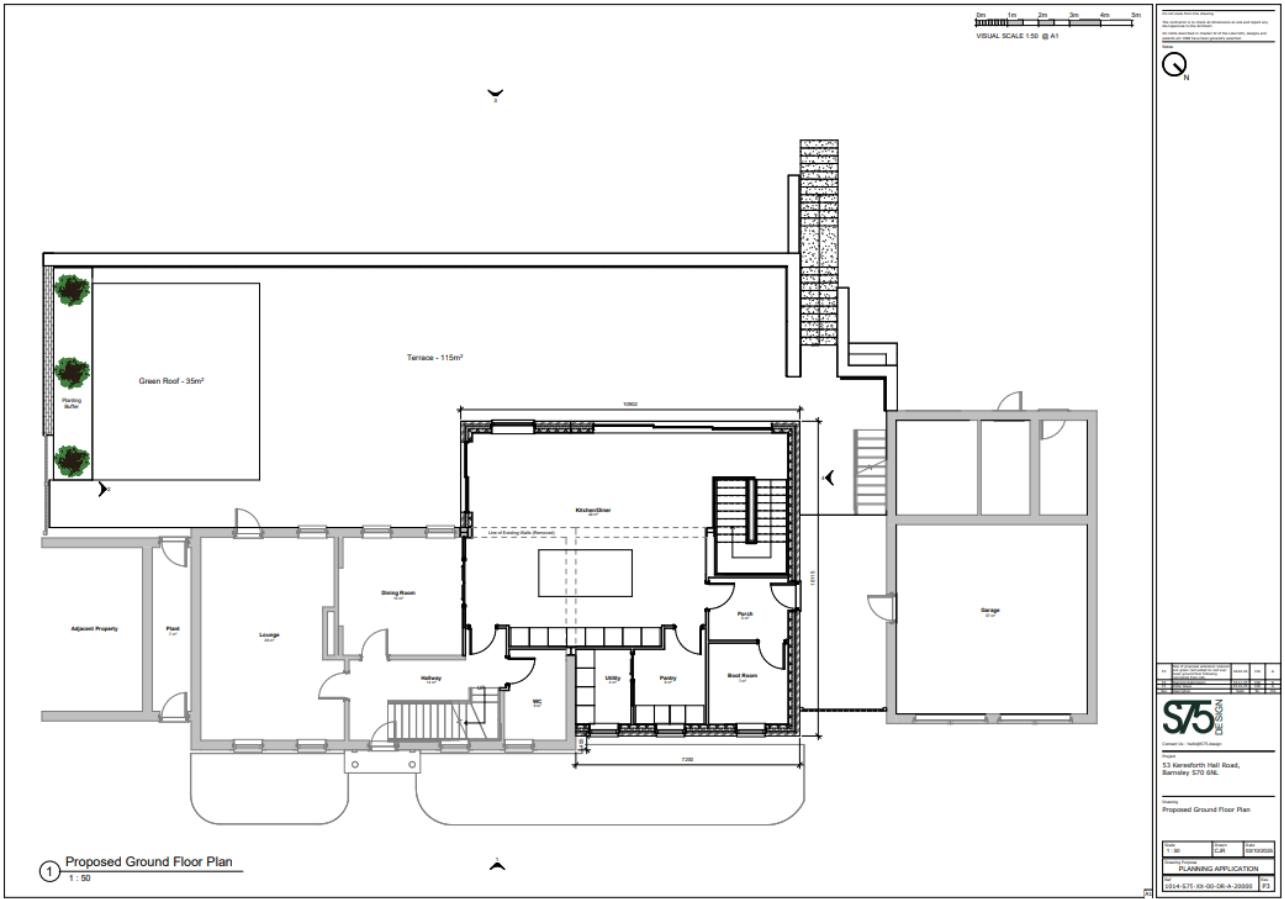
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Proposed Lower Ground Floor Plan

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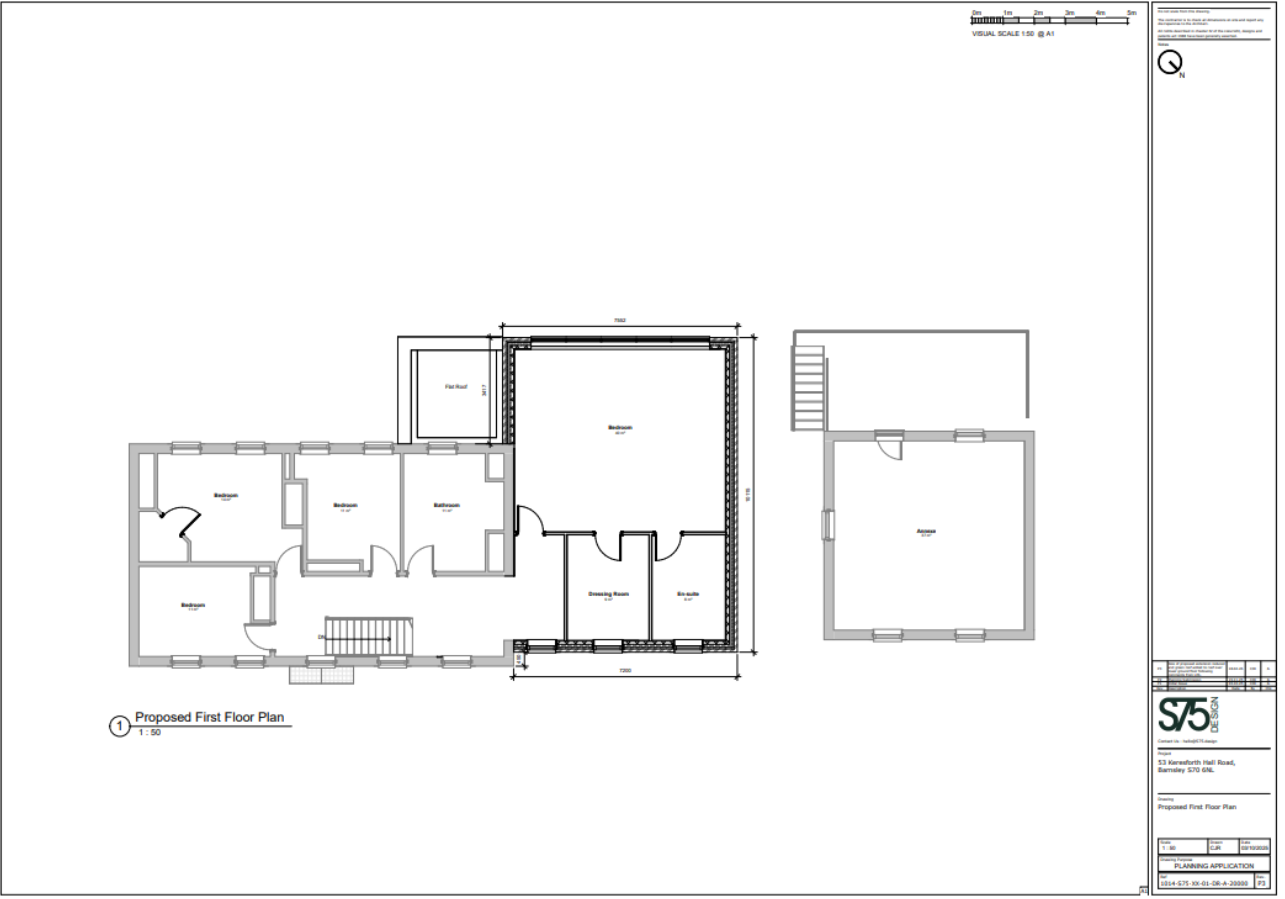


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Proposed Ground Floor Plan

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Proposed First Floor Plan

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	Proposed Site Plan 1:1000 10/20/2023		
	11 Keresforth Hall Road Hamilton, ON N0L 1K0		

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The southwestern-most part of the development site lies in the Green Belt. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy GB1: Protection of Green Belt.*
- *Policy D1: High quality design and place making.*
- *Policy HE1: The Historic Environment.*
- *Policy HE2: Heritage Statements and General Application Procedures.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 13: Protecting Green Belt land.*
- *Section 16: Conserving and enhancing the historic environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Heritage Impact Statements (Adopted May 2019).*
- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*
- *Trees and Hedgerows (Adopted May 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Material Considerations

- *South Yorkshire Residential Design Guide (SYRDG) 2011.*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby which expired 13th February 2026 and a press notice was also used which expired 13th February 2026.

No representations were received.

Consultees

Conservation Officer	<i>No objection(s).</i>
Forestry Officer	<i>No objection(s) subject to condition(s).</i>
Public Rights of Way	<i>No comment(s) subject to informative(s).</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Paragraph 153 of the NPPF states when considering planning applications, local planning authorities should ensure that substantial weight is attributed to any harm to the Green Belt, including any harm to its openness. Inappropriate development is harmful to the Green Belt and should not be approved

except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm that results from the proposal, is clearly outweighed by other considerations.

Paragraph 154(c) establishes that development in the Green Belt is not inappropriate if it comprises the extension or alteration of a building provided that it would not result in disproportionate additions over and above the size of the original . building

In this instance, the development site is only partially washed over by the Green Belt. The proposed development would not be undertaken on the part of the site that is in the Green Belt and therefore, this proposal would not need to comply with Paragraph 154(c) of the NPPF or Local Plan Policy GB2 in this instance. A separate assessment in relation to any potential impacts on the permanence and openness of the Green Belt will still be undertaken in relation to visual amenity.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

Considering the above, this proposal is considered acceptable in principle subject to an assessment of the following matters.

Impact on Neighbouring Amenity

During the application process, the LPA raised concerns in that there was the potential for significant overlooking and loss of privacy impacts because of a considerable sized terrace area that extended to the party boundary with 55 Keresforth Hall Road.

Amendments were submitted that introduced a green roof and planting buffer on the part of the area of the terrace adjacent to the party boundary. When taken together with the reduction to the rearward projection of the proposed lower-level extension of approximately 2.5 metres, the amendments have resulted in a reduction of the proposed terrace area by approximately 90sqm which is not considered insignificant and is broadly welcome as they address the main concerns raised.

The proposed two-storey side and rear extension would be erected between the north-west elevation of the application dwellinghouse and the adjacent annex. This area is located away from the south-west boundary of the development site and separated from adjacent neighbouring plots by Rob Roy Lane with boundaries comprising mixed vegetation which provide a degree of screening and are to be retained. This area is located away from the south-east boundary of the development site and as such, it is not considered that the proposed two-storey extension would contribute to significant overshadowing with any potential impact anticipated to be limited to be within the development curtilage. Likewise, the proposed lower-level extension would unlikely affect adjacent neighbouring properties located to the west by way of overshadowing.

It is acknowledged that the proposed two-storey extension could affect the adjacent annex building by way of overshadowing. However, the annex building remains ancillary to the main dwellinghouse with the proposed terrace area and existing garden likely to be shared spaces. It is also anticipated that only secondary windows would likely be affected which are not afforded the same protection as principle habitable room windows located on the front and rear elevations.

The proposed single storey lower-level extension would adopt a relatively restrained height with a reduced rearward projection that is unlikely to contribute to significant overshadowing of the adjacent neighbouring plot of 55 Keresforth Hall Road when considering existing topography constraints and boundary treatments. If any potential overshadowing impact does occur it is anticipated to be limited

to an area occupied by neighbouring outbuildings and not habitable room windows with neighbouring residents benefiting from a generous rear garden that would largely remain unaffected.

Regarding overlooking and loss of privacy impact, the proposal would achieve acceptable separation distances to the rear south-west boundary and the neighbouring properties beyond, and the existing boundary vegetation would be retained and could continue to provide screening of the development site. No windows would be located on either side elevation at first-floor level, and the overall area of the terrace has been reduced and a green roof and planting buffer introduced to mitigate and lessen the extent of any potential impact. The submitted amendments are welcome and are considered to be acceptable in this instance with no significant detrimental impacts anticipated.

For the reasons above, it is also not considered that the proposal would contribute to reduced outlook in this instance.

The LPA has no evidence to suggest that the proposed swimming pool, sauna room, and gym would be used for any other purpose than ancillary domestic purposes by the occupants of the application dwellinghouse or adjacent annex. However, should this application be approved, this element could be conditioned for the avoidance of doubt.

Considering the above, it is not considered that the proposal would contribute to significant increased overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application or adjacent neighbouring properties.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Scale, Design and Impact on Character

During the application process, the LPA raised concerns that the proposal was overdevelopment of the plot compared to the scale of the existing dwellinghouse and associated development in the site.

Amendments were submitted that introduced a reduction of the rearward projection of the proposed lower-level extension by approximately 2.5 metres and the rearward projection of the proposed two-storey side and rear extension was reduced by approximately 0.5 metres. The ground floor area was reduced by approximately 55m² and the terrace area was reduced by approximately 90m². A green roof and a planting buffer were also introduced on the terrace.

While the proposal would remain extensive the amendments are not considered insignificant and do go some way to addressing the LPA's initial concerns. It is acknowledged that the proposal does not accord with elements of the House extensions and other domestic alterations SPD. However, in this instance, considering the scale of the existing dwellinghouse and plot, the proposal is considered to be acceptable, on balance.

The proposed two-storey side and rear extension would be set back from the principal elevation and set down from the existing roof. The proposed extension would generally adopt a sympathetic form and appearance with a hipped roof and closely matching external materials and the continuation of a more traditional aesthetic and design facing onto Keresforth Hall Road and towards the registered grade II-listed park and garden – Locke Park.

The proposed two-storey side and rear extension would adopt a more modern aesthetic and design to the rear with the use of expansive glazing and the introduction of a single storey flat roof element with a parapet. While this would contrast with the more traditional style of the existing dwellinghouse

it would not detract from the overall scale and appearance with the proposal being proportionate and sympathetic in scale and massing and adopting sympathetic features and materials.

The expanse of the terrace would be broken up by the introduction of a part-green roof and planting buffer that would also be a transitional element between developed areas and the garden that would soften the built environment and help to harmonize with the natural environment.

Considering the proximity of the development site to Locke Park, the Council's Conservation Officer was consulted. It was stated that the application dwellinghouse is a modern building with an elevated architectural character but of no historic merit. It is also considered that despite the proximity of the development site to Locke Park it does not affect its setting or historic significance.

The Council's Conservation Officer raised no objections.

The proposed development would be implemented within the existing residential curtilage and would be attached to the application dwellinghouse. As such, the proposal would not affect the permanence and openness of the Green Belt despite a minor encroachment of a patio area. Nevertheless, in the interests of protecting the Green Belt from further encroachment or development in accordance with Local Plan Policy GB1, some permitted development rights will be removed.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design and Placemaking, GB1: Protection of Green Belt, HE1: The Historic Environment and HE4: Developments affecting historic areas or landscapes and is considered acceptable regarding visual amenity.

Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on trees

During the application process, more arboricultural details were requested by the Council's Forestry Officer because of the potential for works to be carried out in the proximity of trees.

This application is supported by an Arboricultural Constraints Appraisal and Impact Assessment that establishes that an early mature Japanese Maple tree (T17) and a semi-mature mixed species shrub (SG16) would need to be removed to facilitate the proposed development, and a young Cherry Tree (T15) would be re-located. The assessment also identifies that works in rooting areas of some trees and groups will be required.

The Council's Forestry Officer was consulted; and it was stated the trees and vegetations that would be removed are inconsequential and therefore, their replacement would not be insisted on. Likewise, the encroachment into the rooting areas would be that minor that specialist protection measures and construction techniques would not be required. Nevertheless, protection measures for the trees will be required as detailed in the submitted impact assessment with barriers in accordance with Figure 2 of BS5837:2012 located as shown on the included tree protection plan.

The Council's Forestry Officer raised no objection subject to the submitted impact assessment being conditioned to be complied with.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable from an arboricultural perspective.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance, and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Additional arboricultural details sought.*
- *Amendments sought to address overdevelopment and overlooking and loss of privacy concerns.*

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

1014-S75-XX-XX-DR-A-21001 P2 Proposed Site Plan received 26th March 2026.

1014-XX-LG-DR-A-20000 P5 Proposed Lower Ground Floor Plan received 23rd March 2026.

1014-XX-00-DR-A-20000 P3 Proposed Ground Floor Plan received 19th February 2026.

1014-XX-01-DR-A-20000 P3 Proposed First Floor Plan received 19th February 2026.

1014-XX-XX-DR-A-40000 P5 Proposed Elevations received 23rd March 2026.

3/3 Appendix D: Tree Protection Plan (TPP) received 10th March 2026.

Arboricultural Constraints Appraisal and Impact Assessment ref. KFHB01-26 produced by Key Tree Solutions received 10th March 2026.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

3. The external materials shall match those used in the existing building (53 Keresforth Hall Road, Kingstone, Barnsley, S70 6NL).

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

4. The swimming pool, sauna room, gym, plant room and associated changing and shower facilities shown on the plan (1014-XX-LG-DR-A-20000 P5 Proposed Lower Ground Floor Plan) shall be used for ancillary domestic purposes only and shall not be used for any trade or business purposes.

Reason: To ensure that the use of the existing access is not intensified to the detriment of road safety in accordance with Local Plan Policy T4: New Development and Transport Safety, and to ensure that the residential use of the site is not intensified, contrary to sustainable development and Local Plan Policy T3: New Development and Sustainable Travel.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the local planning authority, and no garages or other outbuildings shall be erected.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1: High Quality Design and Place Making and to safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1: Protection of Green Belt.

6. The landscaping details shown on the approved plans (1014-S75-XX-XX-DR-A-21001 P2 Proposed Site Plan and 1014-XX-00-DR-A-20000 P3 Proposed Ground Floor Plan) shall be implemented prior to occupation of the development hereby permitted; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making and Local Plan Policy BIO1: Biodiversity and Geodiversity.

7. There shall be no burning of any material within the development site during demolition and/or construction phases.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.
4. A public right of way (Barnsley FP 275) runs alongside the proposed development site. Safe public access on the right of way should always remain available, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time, then a temporary closure must be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.
5. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: [Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)