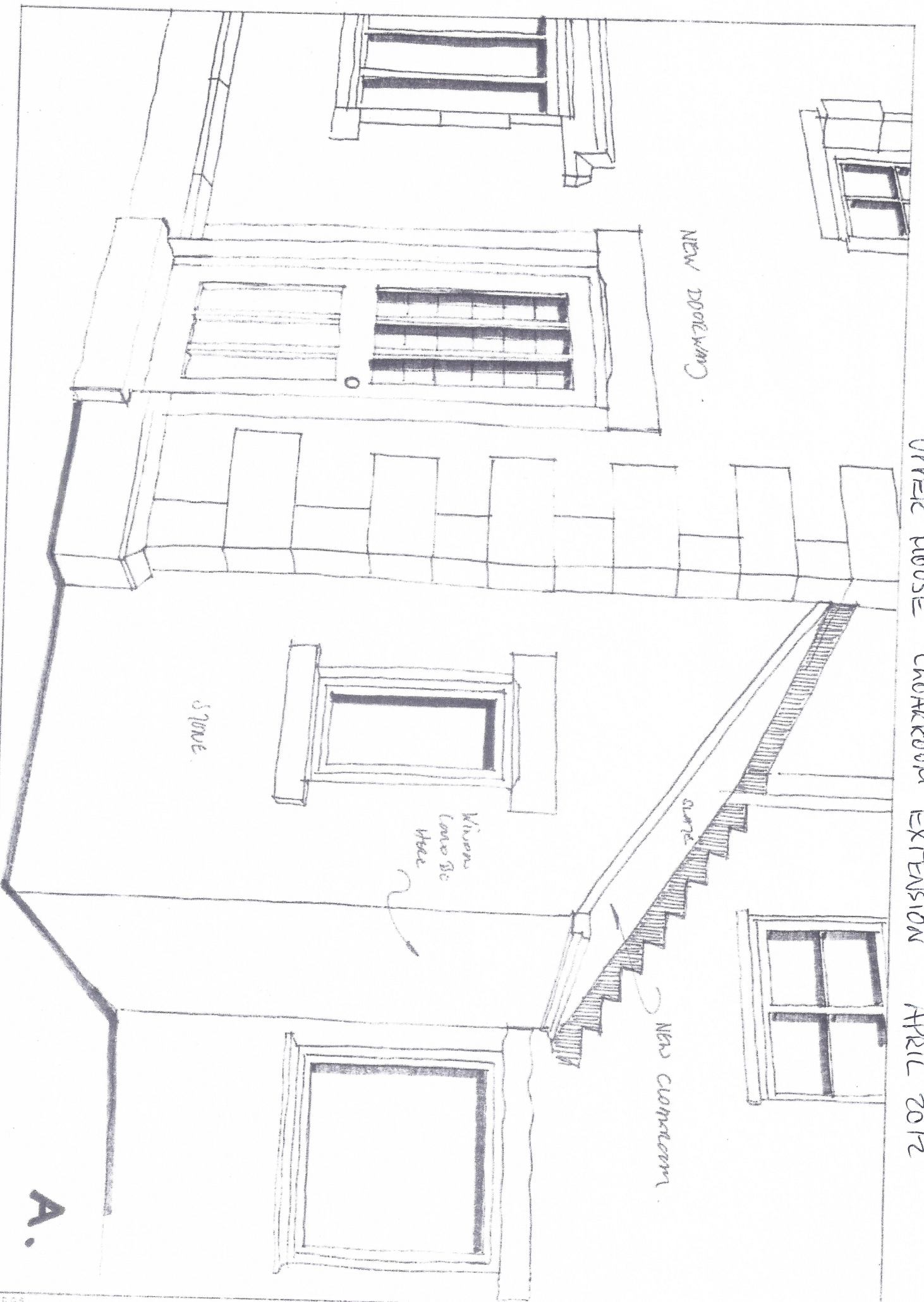


UPPER HOUSE CHAMBER EXTENSION APRIL 2012



NEW DOORWAY

STONE

Window
Lined to
Wall

STONE

NEW CHAMBER

A.



BARNSLEY
Metropolitan Borough Council

GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) REGULATIONS
1990

APPLICATION NO. 2012/0234

To Peter Dimberline
Topsy Court
Wakefield Road
Staincross
Barnsley
S75 6FZ

Proposal Erection of single storey front extension and relocation of entrance door (Listed Building Consent).

At Upper House, North Lane, Cawthorne, Barnsley, S75 4AF

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 29 February 2012 and described above.

The consent is subject on compliance with the following conditions:-

- 1 The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.
Reason: In order to comply with the provision of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (No 2009/012/01) and specifications as approved unless required by any other conditions in this permission or if prior written consent is given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose, whatsoever, including planning permission for the development.

Signed *Stephen Morales*
Assistant Director, Planning and Regulatory Services

Dated 04 April 2012

DESIGN AND ACCESS STATEMENT IN RESPECT OF

A MODEST CLOAKROOM EXTENSION AND RE-LOCATION OF AN ENTRANCE DOOR.

UPPER HOUSE, NORTH LANE, CAWTHORNE, A LISTED BUILDING.

DESIGN

USE

Upper House is a stone built listed dwelling located on the southern side of North Lane, adjacent to Upper House Farm. The original dwelling has a later two storey extension (although in itself many years old,) between the main house and the boundary to North Lane. The extension is smaller in scale than the main house and is set back from the main north eastern elevation.

Upper House has finely detailed elevations with various stone features including carved stone mullions and chamfered heads and cills. By contrast the extension referred to above has a simpler architectural style reflecting it's subordinate nature to the main house.

AMOUNT

The existing dwelling although providing a good standard of accommodation lacks a ground floor toilet and this is a facility our client wishes to sensitively introduce to compliment the existing accommodation.

The cloakroom will be modest in size providing a wc and wash hand basin only and will be located off an existing hallway. Necessary works will also include the re-location of an existing entrance door.

LAYOUT

The application site is rural in character.

Upper House is one of a number of established dwellings or farmsteads located along the length of North Lane and typical of the linear form of development along country lanes in the locality.

The site is served from the adjacent access known as North lane.

SCALE

The scale of the proposed extension has been sensitively determined to ensure it is appropriate and the extension sits comfortably into a natural recess, ensuring that the main architectural features of the original dwelling are retained where possible.

LANDSCAPING

There will be no alteration to the existing landscape features of the existing site.

APPEARANCE

The extension will be constructed in natural stone of a similar size, coursing and face treatment as the main dwelling. Roof slates, rainwater goods and the timber window will also match the existing.

ACCESS

The existing vehicular access to the site will remain unchanged.

The re-located access door will have a threshold detail to match the existing arrangement and so access to the building will remain unchanged in terms of suitability for use by disabled persons. Clearly however the provision of a new ground floor wc can only be seen as an improvement.