

Householder Application for Planning Permission for works or extension to a dwelling.
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. Site Address

Number	
Suffix	
Property name	The Carriage House
Address line 1	Huthwaite Lane
Address line 2	Thurgoland
Address line 3	
Town/city	Barnsley
Postcode	S35 7BU
Description of site location must be completed if postcode is not known:	
Easting (x)	428319
Northing (y)	400477
Description	

2. Applicant Details

Title	Mr
First name	David
Surname	James
Company name	
Address line 1	The Carriage House
Address line 2	Huthwaite Lane
Address line 3	Thurgoland
Town/city	Barnsley
Country	

2. Applicant Details

Postcode

S35 7BU

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

We wish to replace the existing gates on our driveway (wooden farm style) with electric gates. These gates will be made from panelled hardwood with a metal frame. The gates will rise from a 1 metre post to a maximum height of 1.85 metres (swan neck design) and will be fitted with discrete underground motors. The ground will be made good, as was. The gate post will not touch the dry-stone wall or any listed building. The proposed materials are restrained and traditional and the design conforms to locally prevalent vernacular styles with many precedents in the close vicinity.

The gates are at the rear of the property and are used to access our driveway and garden. The garden was created when The Carriage House (Grade II listed building), was domesticated and converted to a dwelling in 2003.

The area is away from the Grade II* listed Huthwaite Hall. There are no sight lines from the Hall to the area where the gates will be located

We have gained pre-planning advice from the planning team at Barnsley Council, including the Heritage Conservation Manager, and they are supportive of this application.

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

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

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	A wooden farm style gate.
Description of proposed materials and finishes:	A wood panelled gate with a metal frame. A traditional swan neck design. Electric motors buried in the ground. Design and materials have been discussed with, and approved by a senior conservation manager at Barnsley Council.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes ☒ No

6. 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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

7. 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

7. Pedestrian and Vehicle Access, Roads and Rights of Way

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

8. Parking

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

9. 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

10. 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	Mr
First name	
Surname	
Reference	2021/ENQ/00477

Date (Must be pre-application submission)

26/07/2021

Details of the pre-application advice received

Our proposal was reviewed and compared this with the existing gates and the setting (currently). The conclusion and advice was: "I would have little objection to the new gates. As you rightly point out, this part of the setting is of lesser sensitivity, being away from the principal elevation of the grade II Carriage House and in a recently domesticated area that was created in 2003. Moreover, the area is away from Huthwaite Hall which is grade II* so this helps matters considerably. The materials are restrained and traditional and overall the design broadly conforms to locally prevalent vernacular styles with plenty of precedents close by. The field gate is perhaps the ideal as it reflects the former agricultural uses of this part of the site and the character of these buildings. However, overall I would not say your chosen design would be harmful to the heritage significance or the setting of the listed building, which is after all – now a dwelling". Advice was also given that the gate posts should technically be situated a mm or so away from the dry stone wall, incase the wall touches a listed building.

11. 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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

12. Ownership Certificates and Agricultural Land Declaration

under Article 14

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

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

13. 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)