

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2020 may incur a delay in being~~

Application for Planning Permission; Listed Building Consent for alterations, extension or
demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

S1 2DH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Mixed use scheme, consisting of : Conversion of the Grade 2 Listed Coal Drops into Class E retail. New-build pavilion extension to Coal Drops with Class E restaurant unit Conversion of existing Regency House into AirBnB unit. New- Build Office and Light Industrial units (Class E)

Has the development or work already been started without consent?

Yes

No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know

Grade I

Grade II*

Grade II

Is it an ecclesiastical building?

- Don't know
- Yes
- No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
- No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
- No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
- No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
- No

b) works to the exterior of the building?

- Yes
- No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
- No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
- No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the following drawings and reports:

27845_A(18)01-P01_COALDROPS-WORKSTOEXISTING

27845_A(18)02-P01_COALDROPS-WORKSTOEXISTING

27845_A(02)01-P01_Ext-Coal Drops-LGF

27845_A(02)02-P01_Ext-Coal Drops-UGF

27845_A(02)03-P01_Pr-Coal Drops-LGF

27845_A(02)04-P01_Pr-Coal Drops-UGF

27845_A(04)01-P01_COALDROPS-ELEV-EX

27845_A(04)02-P01_COALDROPS-ELEV-EX

27845_A(04)03-P01_COALDROPS-ELEV-PR

27845_A(04)04-P01_COALDROPS-ELEV-PR

CAS-3810-StructRep-R01 - Structural Survey Report

H43 Penistone Coal Drops Draft v1.0LR - Heritage Impact Assessment

Materials

Does the proposed development require any materials to be used?

Yes

No

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

Type:

External walls

Existing materials and finishes:

Coursed sandstone/ gritstone to Coal Drop Arches, Signal House, and retaining walls. Stone copings and string courses.

Proposed materials and finishes:

Coal Drop pavilion: Natural sandstone dry stone walling, in varied coursing Vertical timber cladding, to door surround and roof soffit Office block: New stone walling to be natural sandstone in a regular coursing pattern. Buff-facing brickwork walling, in stretcher bond with natural coloured mortar jointing Vertical standing seam metal zinc cladding Industrial block: Buff-facing brickwork walling, in stretcher bond with natural coloured mortar jointing Vertical standing seam metal zinc cladding

Type:

Roof covering

Existing materials and finishes:

Slate tiles to Signal House

Proposed materials and finishes:

Coal Drops Pavilion: Green roof / sedum roof Office block: Vertical standing seam metal zinc cladding Slate tiles Industrial Block: Vertical standing seam metal zinc cladding

Type:

Windows

Existing materials and finishes:

Signal House: previous uPVC casement windows replaced with timber sash windows

Proposed materials and finishes:

Coal Drop arches: Coal Drop arches infilled with curtain wall glazing and integrated glazed entrance doors to retail units All new build blocks: High performance aluminium framed, PPC finish, with clear double glazing

Type:

External doors

Existing materials and finishes:

Signal House - composite entrance door

Proposed materials and finishes:

Glazed entrance doors to all blocks Solid escape doors / plant room doors to be aluminium with PPC finish to match windows.

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

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Coal Drops_Design and Access Statement
27845_A(04)03-P01_COALDROPS-ELEV-PR
27845_A(04)04-P01_COALDROPS-ELEV-PR
27845_A(04)10-P02_OFFICE-ELEVS
27845_A(04)11-P02_OFFICE-ELEVS
27845_A(04)20-P01_INDUSTRIAL-ELEVS
27845_A(04)21-P01_INDUSTRIAL-ELEVS

Site Area

What is the measurement of the site area? (numeric characters only).

3429.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Limited use for external storage and parking. Coal Drops and Signal House remain vacant.

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

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

27845_A(01)02_P02_SitePlan_PROPOSED

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

27

Difference in spaces:

27

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

4

Difference in spaces:

4

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

36

Difference in spaces:

36

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Foul water disposal will be to the existing 225mm combined sewer within Stottercliffe Road south of the site.
The foul water drainage system will be maintained by a private management company.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
- No

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
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
 No

Based on your site details, you are likely eligible to [use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet](#). Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1.11

Please provide the date the onsite pre-development biodiversity value was calculated

21/01/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Completed following issue of final site layout plan, based on survey undertaken during summer 2024 during the growing season

When was the version of the biodiversity metric used published?

23/07/2024

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

The_Statutory_Biodiversity_Metric_Calculation_Tool_-_St_Marys

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- Yes
- No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- Yes
- No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Bin store located within Coal Drop arch 1 serving retail and restaurant units.
External bin stores located behind office and industrial block, serving those units
Bins located behind Signal House.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Separate recycling bins will be located within each bin storage area

Residential/Dwelling Units

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

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Use Class:

Other (Please specify)

Other (Please specify):

C5 - AirBnB unit

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

48.6

Net additional gross internal floorspace following development (square metres) (d = c - a):

48.6

Use Class:

E(a) - Display/Sale of goods other than hot food

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

58.5

Net additional gross internal floorspace following development (square metres) (d = c - a):

58.5

Use Class:

E(b) - Sale of food and drink for consumption mostly on the premises

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

389.7

Net additional gross internal floorspace following development (square metres) (d = c - a):

389.7

Use Class:

E(g)(i) - Offices - Except where not suitable in a residential area

Existing gross internal floorspace (square metres) (a):

48.6

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

48.6

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

830.4

Net additional gross internal floorspace following development (square metres) (d = c - a):

781.8

Use Class:

Other (Please specify)

Other (Please specify):

Office / Light Industrial

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

536.1

Net additional gross internal floorspace following development (square metres) (d = c - a):

536.1

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	48.6	48.6	1863.2999999999997	1814.6999999999998

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

If yes, please provide details of the tradable floor area:

Use Class:

E(a) - Display/Sale of goods other than hot food

Existing tradable floor area (square metres) (e):

0

Tradable floor area to be lost by change of use or demolition (square metres) (f):

0

Total tradable floor area proposed (including change of use) (square metres) (g):

58.5

Net additional tradable floor area following development (square metres) (h = g - e):

58.5

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	58.5	58.5

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes

No

Please indicate the loss or gain of rooms:

Use Class:

Other (Please specify)

Other (Please specify):

AirBnB

Existing rooms to be lost by change of use or demolition:

0

Total rooms proposed (including changes of use):

1

Net additional rooms:

1

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(a) - Display/Sale of goods other than hot food

Unknown:

Yes

Use Class:

E(b) - Sale of food and drink for consumption mostly on the premises

Unknown:

Yes

Use Class:

E(g)(i) - Offices - Except where not suitable in a residential area

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

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

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

***** REDACTED *****

Reference

2023\ENQ\00453

Date (must be pre-application submission)

01/12/2023

Details of the pre-application advice received

Recommend: Support principle of development however, significant concerns over scale, massing, and design of commercial / residential Unit 3.

The overall principle of the Coal Drop and pavilion is supported, along with the conversion of the Signal House, and the Industrial block with the pitched roof/ gabled form and industrial aesthetic.

The concerns regarding Unit 3, as outlined further by the Conservation Officer, detailed that its overall form, massing, scale, detail, and materials was discordant with that of the conservation area and the setting of the listed building and Regency House. With particular consideration of the view from St Mary's Street, and the prominence of the Signal House as a landmark within the setting, it was felt that the bulk of the three storey flat-roofed design would have a detrimental effect on the existing buildings and the conservation area.

In response to the concerns raised, the design for Unit 3 was extensively reworked through the Pre-Application process, with further discussion and feedback received.

The third storey residential use was removed, and the building footprint reduced in size, to enable greater separation from the Signal House (7m), and setting back from the front boundary.

The design of the block was revised to present as a series of gable- roofed elements in standing seam cladding, to more strongly reference the industrial context and previously railway sidings buildings on site. A coursed stone walled, hipped roof design is used nearest the Signal House to reduce the proportions, and better transition into the Signal House, preserving it as a focal point from the roundabout / St Marys Street.

Feedback from the Conservation Officer on the revised design for Unit 3, and it's relationship to the Signal House, read:

'The revised proposal is welcome and reduces this building in size and scale, reducing the possibility for visual intrusion. Overall, it seems better to me and follows forms seen elsewhere in the adjacent conservation area. I accept there are some contemporary details and materials proposed but these are offset by traditional gable forms and the use of brick and dressed stone for openings. Given the former use of the site I feel an industrial style is acceptable and works in this location. I agree that some use of brick is right here as the building across from the site is entirely built from red engineering brick. However, as I mentioned yesterday, stone ... should be included in some way in the new units. I wondered if Unit 3 could include stone book ends, or a plinth'.

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.

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?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

<p>Name of Owner/Agricultural Tenant: ***** REDACTED *****</p> <p>House name: National Traffic Operations Centre</p> <p>Number:</p> <p>Suffix:</p> <p>Address line 1: 3 Ridgeway</p> <p>Address Line 2: Quinton Business Park</p> <p>Town/City: Birmignham</p> <p>Postcode: B32 1AF</p> <p>Date notice served (DD/MM/YYYY): 04/03/2025</p>

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Wilson

Declaration Date

04/03/2025

Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Jonny Wilson

Date

04/03/2025