

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

mr

First name

Alistair

Surname

Warren

Company Name

Address

Address line 1

Roper House

Address line 2

Roper House Lane

Address line 3

Thurgoland

Town/City

Sheffield

County

Country

United Kingdom

Postcode

S35 7BL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Pre-application advice was received on 14/02/25 (Ref: 2025/ENQ/00123). That also requested advice on extending the patio doors which we have withdrawn. We now request moving the bathroom wall to make the storage area larger, but otherwise the pre-application request for advice is the same.

Replace current downstairs bathroom with new units, toilet bowl, hand basin, add a shower (Figures 1 and 10) Proposed shower cubicle 900 mm semicircular with small raised platform Drain for new shower through wall low down into current waste pipe for upstairs w/c.

To remove current bathroom wall and build a new wall with door as indicated in Figures 8 and 10. This new wall 1900 mm from the window (Figure 8). Additionally remove small parts of utility room wall near doorway (Figures 2a and b, and 10).

Close off doorway from the family room into corridor and open a new doorway between the utility room and the family room (Figures 3 and 10).

Current opening between the family room and kitchen has a small (see Figure 4a and b for details) part of the original wall as a shelf.

Remove this and extend the steps to open access between kitchen and dining room (Figures 4a, 4b and 10).

Replace wood windows and patio doors, which are insecure, and weather damaged with metal ones, as at Dronfield Woodhouse Hall, a Grade II star listed building that was granted approval to replace wooden windows with metal ones. This likely to be undertaken in several stages. The current windows are wood and are rotting and leak (figure 5). They are bulky and do not appear to fit well with the diamond mullions of the original property, extending beyond the outer line of the house in places. Replace the patio doors (figures 8a, b and c).

Two options have been provided for the replacement patio doors because we are advised that the tile floor covering and screeding to be laid in the family room will have an influence on the final dimensions of the doors (Figure 9).

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

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- 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).

Drawings etc elsewhere in this application.

Interior works include replacing wash basin, toilet unit on a 'like for like' basis, and adding a shower to the bathroom (details elsewhere) to provide for reduced mobility, and decorating.

Tiles will replace current floor covering (tiles, LPV and carpet).

Plaster will be as at present, gypsum.

Windows will be metal (as detailed elsewhere, colour black), to replace deteriorating and insecure wood ones.

Changes will minimally intrusive and will be beneficial to the overall maintenance and performance of the listed building.

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:

Windows

Existing materials and finishes:

Wood windows, brown

Proposed materials and finishes:

Metal windows, black

Type:

Internal doors

Existing materials and finishes:

Painted wood

Proposed materials and finishes:

Wood (some painted others bare/ stained)

Type:

Internal walls

Existing materials and finishes:

Block and gypsum plaster

Proposed materials and finishes:

Block and gypsum plaster

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

Yes

No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

Discussed informally with both neighbours (we have only two).

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2025/ENQ/00123

Date (must be pre-application submission)

14/02/2025

Details of the pre-application advice received

Please note to keep in word limit irrelevant text has been removed.

As part of the proposed works, the ground floor bathroom will be fitted with new fixtures, including a toilet, basin, and shower, with the replacement of current units. We find no issues with the replacement of the bathroom fittings within this proposal, as the existing fixtures are entirely modern. Though, we recommend minimal intrusion as possible to the walls joining the dining room and the exterior wall. This should include the re-use of existing cores and outlets and keeping to a minimum any new holes in the historic walls. Generally speaking, these identified as external envelope walls or thicker structural cross walls.

Infills and Openings to the Family Room and Utility Room:

As part of the works, the applicant proposes to create a new opening from the family room into the utility room, and to infill the existing doorway leading from the hallway to the bathroom and utility room. This change aims to create a small storage space accessible through the utility room. As mentioned, the thickness of a wall in a historic building can provide insights into its age or originality, and any alterations it may have undergone. In this case, the wall thickness appears to be part of a later addition to the rear wing, which does not impact on the historical significance of the listed building. Nevertheless, as previously stated, care should be exercised. In relation to the small storage space the applicant proposes to remove the existing doorway joining the hallway and utility room. Again, we have no issues with this change.

Additionally, an existing opening from the family room into the kitchen has been proposed to be widened to increase the access. We find this in principle to be acceptable, although as shown in figure 4a and 4b the internal wall fragment looks to have a thickness like the historic walls throughout the building.

Window and Door Replacement:

In principle we find the proposal to be acceptable and justified. With the building being a listed building, the details of the replacement windows should be provided, such as the frame design, thickness of units (if double glazed), colour, and materials. We have no issues with the use of either conservation specification, aluminium or wooden windows.

The proposal includes replacing the patio wooden doors at the rear of the property, which provide access to the family room. This replacement is proposed due to security concerns and issues with the doors. We find the replacement acceptable.

Overall, we have no issues with the proposal in principle as we find the works will be minimally intrusive and will be beneficial to the overall maintenance and performance of the listed building. The proposed works will require listed building consent, including the internal changes. This will need to be supported by detailed plans and elevations showing the existing vs proposed. We will also require a heritage state

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

Certificates under 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

Certificate Of Ownership - Certificate A

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 or building to which the application relates.

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for 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

Date

