

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being~~

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

Dr

First name

Ben

Surname

Walters

Company Name

Address

Address line 1

11 Hall Close

Address line 2

Address line 3

Town/City

Worsbrough

County

Country

United Kingdom

Postcode

S70 5LN

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)

The rooms currently used as a dining room and kitchen are modern throughout and in a good state of repair, with a modern stud wall separating the two. The kitchen is modern with a laminate floor. The dining room is modern with a carpeted floor.

Despite this, we feel the current layout is restrictive and not amenable to modern family life.

We hope to convert the rooms currently used as a kitchen and dining room into a single kitchen-diner space by removing the adjoining wall. An open kitchen-dining layout would be attractive for both hosting and modern family life, to create a more practical, modern and sociable space.

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).

While the outside of the building contains many historically significant elements, the interior is modern, presumably from the conversion in the 1990's, with modern stud walls throughout. All of the internal joinery items are modern.

There will be no change to the current footprint of the building. The current owners plan to remove the modern stud partition wall between the two and replace the carpet in the dining room with flooring similar to that in the kitchen. The doorway will be moved so as to allow a single access to the new combined room, with the aim of using one of the current doors for this purpose. The kitchen will not otherwise be altered, except in the instance that a similar laminate flooring to that used currently in the kitchen could not be identified, and therefore the laminate needed replacing. This is likely to fall under "routine maintenance works".

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:

Internal walls

Existing materials and finishes:

Currently, the interior of 11 Hall Close is modern throughout with modern materials and stud walls from the conversion in the 1990's. The dining room uses modern plaster and paint, with a carpeted floor. The kitchen uses modern plaster and paint, with a laminate flooring.

Proposed materials and finishes:

Once the adjoining stud wall is removed, modern materials will be used to make good the modern, adjoining interior walls. The doorway will be moved so as to allow a single access to the new combined room. One of the current doors will be used for this purpose. The kitchen will not otherwise be altered, except in the instance that a similar laminate flooring to that used currently in the kitchen could not be identified, and therefore the laminate needed replacing in entirety.

Type:

Floors

Existing materials and finishes:

Dining room - modern carpet. Kitchen - modern laminate.

Proposed materials and finishes:

We aim to use laminate similar to the one currently in use in the kitchen, however, in the instance that a similar laminate flooring to that used currently in the kitchen can not be identified, the laminate may need replacing in entirety. This will be done sympathetically with something similar to that currently in use.

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

Document 1 - Site plan
Document 2 - Design and Access Statement, Planning and Heritage Statement
Document 3 - Proposed Layout - Model (approximated dimensions)
Document 4 - Photographs of Dining room, Hallway and Kitchen as currently stand.

Neighbour and Community Consultation

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

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

2024/ENQ/00526

Date (must be pre-application submission)

10/12/2024

Details of the pre-application advice received

The proposal is the removal of a dividing modern partition wall to open up the kitchen and dining room into a single kitchen / diner space.

The building is listed at grade II and was renovated and altered with consent under B/90/0965/WB/LB and B/90/0966/WB in the 1990's by George Longden Homes. The properties at Hall Flats feature numerous partitioned spaces, all with entirely modern fixtures and fittings.

This is no exception and there is no reason to object as I believe there will be no harm. However, for clarity I'd suggest an application for listed building consent be submitted so we have an official record and can assess any adjacent fabric that might be impacted on the removal of the partition and making good works.

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

Dr

First Name

Ben

Surname

Walters

Declaration Date

08/04/2025

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

Ben Walters

Date

08/04/2025

