



Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

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

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

2. Applicant Details

Town/city	<input type="text" value="Barnsley"/>
Country	<input type="text"/>
Postcode	<input type="text" value="HD9 7TW"/>

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 are intending to remove the wall between the kitchen and the existing C20th garage to create a larger kitchen and dining area. This will also involve replacement of the garage door with windows, and a new door to the rear of the garage. This will require listed building consent, but we do not believe required planning permission. We are also proposing to add walls, windows and a door to an existing roofed open-sided wooden beam porch, which may require planning permission. The details of the proposed works were submitted for a pre-application opinion under reference number 101000534477. The pre-application suggested that the works should be acceptable from a listed building perspective and that, even though the porch is an existing structure, planning permission should be sought for the additional works to the porch.

Has the work already been started without consent? Yes No

5. 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

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? Yes No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? Yes No

8. 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

8. Listed Building Alterations

- 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).

The wall between the kitchen and the garage is to be removed. The remainder of the wall above the kitchen will be supported by an unseen steel support. The garage door is to be removed and replaced with windows. A window to the rear of the garage will be removed and replaced with a door, for entry from the garden.
The kitchen floor tiles will be removed and replaced with a single set of tiles covering the old kitchen area and the extended kitchen area (as the current garage area has no flooring other than concrete).

9. 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

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Stone walls	Stone walls, using same material type
Windows	Wooden frame windows	Wooden frame windows, using same style, colour and material type
External Doors	Oak Door	Oak Door
Floors	Part terracotta tile (existing kitchen) part concrete (existing garage)	Natural stone effect floor tiles throughout
Ceilings	exposed underside of roof in garage	boarded and painted in keeping with the internal ceilings within the house
Internal Walls	exposed breeze block in garage	boarded and painted in keeping with the walls within the house
Lighting	Basic garage lighting	Spot lights within ceiling, similar to those already used in certain other areas of the house.

Are you submitting additional information on submitted plans, drawings or a design and access statement? Yes No

10. 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
- 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

11. Parking

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

12. 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

13. 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

14. 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

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Quotes from email response from Mr Anthony Wiles:

"My feeling on this is that the proposal is self-contained within the envelope of the building and in broad principle would be acceptable. Whilst there is some harm to the fabric of the listed building (the removal of a section of wall), I think on balance this is very minor. Moreover, the change is to a later element / single wall of the building which itself abuts the C20 garage and is an area which is hidden from public view. Clearly occupants of the house will be aware and able to view the change. However I would still conclude the alteration will not be materially harmful to the heritage significance of the listed building and certainly does not alter any heritage values of the earlier C17 wing or indeed the external appearance of the C19 elevations"

"I've checked the planning history of Lower Maythorn Farmhouse and I believe the porch construction was approved (amongst other things) in 2001 under application number B/01/0061/PR/LB. I would say this precedent (the previous application) and the fact the footprint of the porch exceeds the PD entitlement of 3m2 means that it will require planning permission (and listed building consent) to infill the existing structure as proposed".

15. 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?

16. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

16. Ownership Certificates and Agricultural Land Declaration

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

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Lower Maythorn Farm
Address line 1	Lower Maythorn Lane
Address line 2	
Town/city	Holmfirth
Postcode	HD9 7TW
Date notice served (DD/MM/YYYY)	26/05/2020

Person role

- The applicant
- The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="Bruce"/>
Declaration date	<input type="text" value="26/05/2020"/>

Declaration made

17. 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)