

PLANNING STATEMENT

Certificate of Lawfulness of Proposed Use or Development (Section 192) | 14 October 2026

Property	2 Ivy Cottage, Langsett, Stocksbridge, S36 4GY
Applicant / project	Wyatt West Yorkshire Windows
Application scope	Replacement windows; aluminium bi-folding windows and doors; associated opening alterations
Relevant drawings	A01 B - Existing Elevations; A02 B - Proposed Elevations; A03 B - Floor Plans

1. Purpose and scope

This statement accompanies an application under **section 192 of the Town and Country Planning Act 1990** for a Certificate of Lawfulness of Proposed Use or Development. It seeks a determination of whether the works illustrated on drawings A01 B, A02 B and A03 B would be lawful if undertaken as specified. This is **not a householder planning-permission application**.

The proposed works comprise replacement windows and the installation of aluminium bi-folding windows and doors, together with the associated local alterations to existing openings. The replacement-window elements and works forming or enlarging openings require consideration on their respective merits under the relevant permitted-development provisions.

2. Existing property and proposed works

The property is a two-storey traditional stone-built dwellinghouse with a natural slate roof and attached single-storey stone element. Existing windows are generally white PVCu casements, with lead-effect detailing visible in the survey records.

Drawing A02 B proposes olive-grey PVCu flush-casement replacement windows incorporating traditional astragal glazing bars and antique-black monkey-tail handles. Separate powder-coated aluminium bi-folding windows and doors, finished RAL 7032 internally and externally, are shown on the east elevation. The accompanying drawings and window/door schedule establish their sizes, positions, configurations and finishes.

The proposed east-elevation works include removal of an existing window and sill and installation of a new lintel designed by a structural engineer, together with local stonework repairs. At a separate existing opening, stonework beneath the retained structural lintel is to be carefully removed to accommodate a new bi-folding door. The existing lintel is to remain unaltered. The existing stone construction, roof and chimney are otherwise retained.

3. Conservation area and officer advice

The dwelling lies within Langsett Conservation Area, whose appraisal was adopted in March 2010. The email dated 2 October 2026 from Tony Wiles, Senior Conservation Officer at Barnsley Metropolitan Borough Council, advised that no Article 4(1) restrictions affecting window replacement were in place and encouraged traditional-looking flush casements, simple opening arrangements and omission of lead detailing. Timber was identified as the preferred authentic material.

The officer's advice is relevant background evidence, but does not constitute a formal Certificate of Lawfulness. It should not be taken as confirmation that the proposed new bi-folding openings or associated structural alterations benefit from permitted-development rights.

4. Legislative position

The Council is asked to determine the lawfulness of the **specific proposed works** under section 192. Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) may permit alterations to a dwellinghouse, subject to the applicable limitations, conditions and continued availability of the relevant rights.

In particular, Class A condition A.3(a) requires external materials to be of a similar appearance to those used on the existing dwellinghouse. The extent and legal classification of the changes to openings, and any constraints arising from the site and dwellinghouse, must also be considered. Compliance with Building Regulations and structural design is a separate matter and is not established by a Section 192 certificate.

5. Assessment of the proposed works

The replacement windows generally follow the existing opening positions and adopt a traditional flush-casement appearance. The proposed olive-grey colour, astragal-bar configuration and frame proportions differ from the existing white leaded units. Evidence of similar external appearance should therefore be judged using the final comparative window schedule and manufacturer details.

The bi-folding windows and doors entail a more substantial change in glazing pattern and, at identified locations, local alteration to masonry openings. Drawings A02 B and A03 B describe the work, including provision of one new engineered lintel and retention of another. Their inclusion in the Section 192 application is a request for a legal determination, **not an assertion that they are automatically permitted development**. The Council should assess the particular openings and applicable Class A requirements on the submitted facts.

6. Conclusion and request

A Certificate of Lawfulness under section 192 is sought for the proposed operations shown on drawings A01 B, A02 B and A03 B insofar as the Council finds that they would be lawful. The applicant requests an assessment of the replacement windows and of the individual bi-folding opening alterations on the details submitted. If any element is not established to be lawful, the applicant asks that this be identified rather than assumed to fall within permitted-development rights.

7. Submitted evidence and references

Drawings A01 B - Existing Elevations; A02 B - Proposed Elevations; A03 B - Existing and Proposed Floor Plans (October 2026); relevant Wyatt survey/site photographs; Conservation Officer correspondence of 2 October 2026; Langsett Conservation Area Appraisal (2010); Town and Country Planning Act 1990, section 192; GPDO 2015 (as amended), Schedule 2 Part 1 Class A; government householder permitted-development technical guidance.