

Application for listed building consent for alterations, extension or demolition of a listed building.
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. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First Name:	David & Stephanie	Surname:	Dilnot
Company name:					
Street address:	The Gate House Windhill Gate Farm				
	Windhill Lane			Telephone number:	
	Staincross			Mobile number:	
Town/City:	BARNSLEY			Fax number:	
Country:				Email address:	
Postcode:	S75 5BU				
Are you an agent acting on behalf of the applicant?					
☐ Yes ☒ No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed works:

Install a wood burning stove at Gate House, this property dates back to the 18th century. The Gatehouse was originally a barn with no chimney stack to benefit from an open fire. When the gate house was converted into a dwelling in 1997, the developers did not install a chimney stack. The neighbouring properties at Windhill Gate Farm have had log burning stoves installed following the renovations.

This proposal, is to install a wood burning stove, with appropriate regulation twin flue system. There is an existing ornamental Inglenook fireplace that occupies the main living room, which would accommodate the proposed wood burning stove. As there is no chimney within the Gatehouse, the wood burning stove will require the installation of a regulation twin lined internal flue. This will be connected to the log burner on the ground floor, up through the first floor and through to the eaves and then passing through the roof, at no more than 1000 mm above the apex of the roof. Please see installation design plan and same attached in Appendix 1 (Fire Place Install Plan) The responsibility for installation would be taken care of by Artisan Fireplace design Ltd, who are qualified HETAS (No. 2078) and Gas safe Registered engineers (No.532722) This will ensure that there is compliance with all the safety and technical aspects. The chosen wood burning stove is a HANDOL 51L (Contura), a certified DEFRA smoke control area approved appliance and will comply with Barnsley's clean air legislation (clean air guidance environmental act 1990) and (the clean air act 1993 smoke control DEFRA standards). See Appendix 2 Contura installation specification

Impact assessment

The part of the flue that protrudes through the roof will be situated at the south side elevation of the building to a maximum of one metre from the ridge above the highest part of the roof see figure 1.

The Gate House is constructed from Hammer-dressed stone, the roofing is concrete slate. The stone chimney stack visible to the left of the Gate House in figure 1 belongs to Emley View. There is a Powder coated soil stack at the ridge of the Gate House. This is similar to the look of the intended flue shown in the installation plan in figure 2 and Appendix 1. It will be black powder coated resembling the vent soil stack and thus having minimal visual impact and will be as unobtrusive as possible. An anti-wind cover will be fitted to the flue and the flue will be secured at the roof with lead flashing a storm collar and cowl. the roof tile would match the host concrete slate material.

Has the work already started?

☐ Yes
 ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	The Gate House Windhill Gate Farm		
Street address:	Windhill Gate Farm		
	Windhill Lane		
	Staincross		
Town/City:	BARNSELEY		
Postcode:	S75 5BU		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	431945
Northing:	411533

Description:

The proposal is to install a wood burning stove which requires a regulation twin lined flue

5. Related Proposals

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

☒ Yes ☐ No

6. 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:	Mr	First name:	Antony	Surname:	Wiles
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Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

we have had email exchange and verbal conversation with Mr Antony Wiles, Design and Conservation at Barnsley Metropolitan Council (BMC)
Mr Wiles advised that with regards to the intended install of a flue /wood burner, this would not require Planning Permission as long as whatever flu or chimney is chosen does not exceed 1000mm from the ridge or the highest part of the roof. This application complies with the advice.

7. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

Windhill Gate Farm
The Dove Cotes
Emley View

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Chimney - description:

Description of *existing* materials and finishes:

Regulation Flue

Description of *proposed* materials and finishes:

Externally black powder coated regulation flue
Internally stainless steel regulation flue

Internal Walls - description:

Description of *existing* materials and finishes:

Internally the Master Bedroom is exposed Stone wall

Description of *proposed* materials and finishes:

Internally the stainless steel flue will be boxed in resembling the host stone

Roof covering - description:

Description of *existing* materials and finishes:

Concrete Slate

Description of *proposed* materials and finishes:

Lead flashing to secure flue and concrete slate roof tile

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

attached Design and Access Statement Heritage Statement, the location plan, and the planning statement.

10. Demolition

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

☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

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

☒ Yes ☐ No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Appendices
Appendix 1 Fire installation plan
Appendix 2 Contura installation Brochure
Appendix 3 Listing Map
Appendix 4 Location Map
Figure 1 the Gate House South Elevation Image
Figure 2 Illustration of the Intended Flue System and installation to the South Elevation
Figure 3 Image of the Front Elevation of Windhill Gate Farm

12. Listed Building Grading

If known, 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

13. Immunity from Listing

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

☐ Yes

☒ No

14. 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? (Please select only one)

☐ The agent

☒ The applicant

☐ Other person

15. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Title:

First name:

Surname:

Person role:

Declaration date:

☒ Declaration made

16. 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