

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	Bank House Farm
Address line 1	High Street
Address line 2	Silkstone
Address line 3	
Town/city	Barnsley
Postcode	S75 4FZ

Description of site location must be completed if postcode is not known:

Easting (x)	429066
Northing (y)	405412

Description	
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2. Applicant Details

Title	Mr
First name	Chris
Surname	Carr
Company name	
Address line 1	Bank House Farm, High Street
Address line 2	Silkstone
Address line 3	

2. Applicant Details

Town/city	Barnsley
Country	
Postcode	S75 4FZ
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Julie
Surname	Murray
Company name	Julie Murray
Address line 1	4 Brookside Close
Address line 2	
Address line 3	
Town/city	Sheffield
Country	United Kingdom
Postcode	S12 4LE
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Demolition of defective walling; erection of rear 2 storey extension; installation of velux roof windows; erection of garage block; erection of stone boundary walls; amendment of vehicular access and installation of gates

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

05/04/2021

Has the work already been completed 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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

0.00

Cubic metres

What is the volume of the part to be demolished?

0.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1806

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

chimney stack and rear external walls

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

refer to structural engineers report

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

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).

8. Listed Building Alterations

As per the plans

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 list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	coursed stone	matching coursed stone
Roof covering	natural stone slate	matching natural stone slate
Chimney	coursed natural stone	matching coursed natural stone
Windows	timber single glazed	timber double glazed

Are you submitting 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

c21 p1 location plan and block plan
c21 p2a site plan
c21 p3 plans and elevations as existing and as proposed
NE5559 Structural engineers report
TJC 2021.73 Heritage Statement

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	Mr
First name	
Surname	
Reference	PRE APP 2021 ENQ00300

Date (Must be pre-application submission)

21/05/2021

Details of the pre-application advice received

Overall, I support the proposal but for a listed building submission we will require much more detail that will include:

•Confirmation and justification of the exact amount of stone replacement and rebuilding that will be required. I am aware some walls have suffered erosion. However, as the building is listed, any demolition and significant rebuilding will require very robust justification. I would suggest this will also require a report by an engineer or heritage specialist to support any such proposal.

•A decent heritage statement will be needed to support the application. This will need to set out the heritage interest of the building, the contributing values and factors that make up the historic significance and a properly weighted / justified impact assessment (see comment above).

•A thorough explanation of all conservation specific materials and methods.

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 A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Mrs
First name	Julie
Surname	Murray
Declaration date	17/08/2021

16. Ownership Certificates and Agricultural Land Declaration

☒ 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)

17/08/2021