BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

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

Title: Mr
First Name:
Surname: Woodruff
Company name:
Street address: C/O Agent
Telephone number:
Mobile number:
Town/City:
Fax number:
Country:
Email address:
Postcode:

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

2. Agent Name, Address and Contact Details

Title: Mr
First Name: JOHN
Surname: EARLY
Company name: JE Architectural Ltd
Street address: 23 WINDMILL ROAD
WOMBWELL
Telephone number: 01226754507
Mobile number:
Town/City: BARNSLEY
Fax number:
Country:
Email address:
Postcode: S73 8PW
jealtd@btconnect.com

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Conversion of redundant farm buildings to 4No dwellings and enabling development of 3No new dwellings

Has the development or work(s) already started? ○ Yes ◉ No

4. Site Address Details

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

House: | Suffix:

House name: Hangman Stone Bar Farm

Street address: Moor Lane

Birdwell

Town/City: BARNSLEY

Postcode: S70 5TY

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

Easting: 434833

Northing: 400332

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. 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

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

See details on proposals drawings ref: 201707/01 & 02

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

Dedicated bin storage areas shown on proposed plans ref: 201707/01 & 02

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

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. Demolition

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

10. 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):

Internal structures necessary to enable conversions such as linings, walls and partitions and insertion of 3No new window openings to listed barn being only those necessary for the proposed accommodations natural ventilation and emergency egress under building regulations as shown on proposals drawings ref: 201707/01 - 03 inc

11. 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

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ○ Yes ◉ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	14	14

14. Materials

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

Boundary Treatments - description:

Description of *existing* materials and finishes:

Stone boundary walls and post and rail fences

Description of *proposed* materials and finishes:

Existing stone boundary walls and vertically boarded replacement fences

Ceiling - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

14. Materials

Plasterboard

Chimney - description:
Description of *existing* materials and finishes:

Coursed natural stone

Description of *proposed* materials and finishes:

As Existing

External Doors - description:
Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Stained Timber in painted frames

External Walls - description:
Description of *existing* materials and finishes:

Coursed and random natural stone

Description of *proposed* materials and finishes:

Coursed natural stone

Floors - description:
Description of *existing* materials and finishes:

Unmade/Concrete

Description of *proposed* materials and finishes:

Concrete

Internal Doors - description:
Description of *existing* materials and finishes:

Vertically boarded timber

Description of *proposed* materials and finishes:

Vertically boarded timber

Internal Walls - description:
Description of *existing* materials and finishes:

Unfinished Stone/Brick

Description of *proposed* materials and finishes:

Blockwork/Stud with plasterboard finishes

Lighting - description:
Description of *existing* materials and finishes:

N.A.

Description of *proposed* materials and finishes:

N.A.

Rainwater goods - description:
Description of *existing* materials and finishes:

Mix of timber and plastic gutters with cast iron and plastic downpipes

Description of *proposed* materials and finishes:

Moulded gutters and circular downpipes in black coated aluminium

Roof covering - description:
Description of *existing* materials and finishes:

Stone Slates/Tiles/Profiled Sheeting

Description of *proposed* materials and finishes:

Artificial Stone Slates/Existing Tiles

Vehicle access and hard standing - description:
Description of *existing* materials and finishes:

Tarmac and concrete

Description of *proposed* materials and finishes:

Permeable Tarmac and block pavings

14. Materials

Windows - description:

Description of *existing* materials and finishes:

Mix of painted timber and white PVC

Description of *proposed* materials and finishes:

Off-white double glazed windows

OTHER - description:

Type of other material: None

Description of *existing* materials and finishes:

N.A.

Description of *proposed* materials and finishes:

N.A.

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:

Measured Survey Drawings Ref: S8940/1 - 4 Inclusive
Site Survey Drawing Ref: S8940
Design Proposals Drawings Ref: 201707/01 - 04 Inclusive
Site Location Plan Ref: 201707/05
Design, Access and Heritage Statement Ref: 201707/DAHS

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☑	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See site survey drawing ref: S8940

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐	Sustainable drainage system	☐	Main sewer	☐	Pond/lake
☑	Soakaway	☐	Existing watercourse		

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

17. Biodiversity and Geological Conservation

a) Protected and priority species

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

b) Designated sites, important habitats or other biodiversity features

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

c) Features of geological conservation importance

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

18. Existing Use

Please describe the current use of the site:

Vacant agricultural

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Dairy farm

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ◉ Yes ○ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

21. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

21. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses	0	1	4	2	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total: 7

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total:

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total:

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total:

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total:

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total:

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total:

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total:

Overall Residential Unit Totals	
Total proposed residential units	7
Total existing residential units	

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area? 3,050.00 sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances Amount held on site

Tonne(s)

B. Highly reactive/explosive substances Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) Amount held on site

Tonne(s)

28. 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

29. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - 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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

29. Certificates (Certificate A)

Title: Mr | First name: J | Surname: Early

Person role: AGENT | Declaration date: 16/01/2018 | ☑ Declaration made

30. 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 16/01/2018