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 listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Building 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	Windhill Gate Farm, The Gate House
Address line 1	Windhill Lane
Address line 2	Staincross
Address line 3	
Town/city	Barnsley
Postcode	S75 5BU

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

Easting (x)	431945
Northing (y)	411533

Description

2. Applicant Details

Title	Mrs
First name	Stephanie
Surname	Dilnot
Company name	
Address line 1	The Gate House Windhill Gate Farm
Address line 2	Windhill Lane
Address line 3	Staincross
Town/city	BARNSLEY

2. Applicant Details

Country	
Postcode	S75 5BU
Primary number	01226828964
Secondary number	
Fax number	
Email address	steph_crky@hotmail.co.uk

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

3. Agent Details

No Agent details were submitted for this application

4. 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):

1.Provide new entrance door to the front elevation aspect into the hallway of the Gate House with a hardwood and vertically boarded traditional door
2.Replace a rear composite doorway with a window, utilising the window removed from the front elevation of the property
3.Replace a second rear composite door with a hardwood and vertically boarded Barn door and frame.

Has the development or 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. Demolition of Listed Building

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

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ○ Yes ◉ No

8. Immunity from Listing

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

9. 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

9. 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).

Indicative drawings
Figure 1Existing front elevation of Windhill Gate Farm Court yard
Figure 2existing front elevation of The Gate house illustrating no front access
Figure 3 existing 3d floor plan
Figure 4 Existing Image of the rear elevation Illustrating 3 doorway entrance access points
Figure 5proposed impression of The Gate House with front door hardwood and vertically boarded
Figure 6Proposed floor plan illustrating the alteration of window to doorway front aspect
Figure 7Proposed image illustrating doorway to window at the rear aspect
Figure 8Proposed image kitchen door from composite to stable door to hardwood and vertically boarded stable Barn door

10. 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.

Windows	
Please provide a description of existing materials and finishes:	We propose to replace the existing external UPVC window and rosewood frame 1000mm x 1000mm (window 1) at the front elevation of the property with a door.
Please provide a description of proposed materials and finishes:	The proposed new door frame at the front will measure 1000mm wide x 2.050 metres high. The doors material will be provided in hardwood and vertically boarded

External Doors	
Please provide a description of existing materials and finishes:	Replace 2 rear composite doors and doorway
Please provide a description of proposed materials and finishes:	will utilise UPVC Rosewood Window removed from the front elevation replacing one of the composite doors with the window. The new door frame at the front will measure 1000mm wide x 2.050 metres high. The neqw front door and replacement stable door material will be provided in hardwood and vertically boarded with hardwood

External Walls	
Please provide a description of existing materials and finishes:	Replace composite door at rear with existing UPVC window
Please provide a description of proposed materials and finishes:	the removed stone to create door at front aspect of property will be carefully removed and cleaned and will be utilised below the reused window at the rear to infill the wall stone cavity. As such it will match the existing stone walls in terms of sandstone type, face dressing. The existing threshold and head will be retained in situ. The builder will Point with like for like lime of a mix specified by the LPA. The window and stone within this opening shall be set back from the face of the wall in the reveal of a minimum of 75mm.

Are you supplying additional information on submitted plan(s)/design and access statement: ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

10. Materials

Figure 1, figure 2, figure 3, figure 4, figure 5, figure 6, figure 7, figure 8.

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

12. 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

13. 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	Nathan
Surname	Denman
Reference	2019/ENQ/00101

Date (Must be pre-application submission)

05/02/2019

Details of the pre-application advice received

1. Replacement of the current UPVC window 1 to front elev. with a new doorway - I would suggest this is marginally harmful but given the precedent elsewhere this is acceptable as long as the said door is provided in hardwood / vertically boarded and not upvc.

2. Utilise extracted window (1) to infill rear door opening on the back of the entrance hall – I would agree this is acceptable with the following caveats:

- The existing threshold and head must be retained in situ.
- The wall stone below the reused window in this location must match the existing walls in terms of sandstone type, face dressing, method of coursing. Pointing shall be lime of a mix specified by the LPA
- The window and stone within this opening shall be set back from the face of the wall in the reveal a minimum of 75mm.

3. Change current upvc kitchen doorway with solid oak vertically boarded – Acceptable.

14. 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?

15. Certificates

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.

Person role

- (•) The applicant
- ( ) The agent

Title	Mrs
First name	Stephanie
Surname	Dilnot
Declaration date (DD/MM/YYYY)	03/04/2019

☑ 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 (cannot be pre-application)	03/04/2019