


**PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT – LISTED BUILDING
CONSENT**

Valid Date: 5 July 2022

Expiry Date: 30 August 2022

Application Ref.	22/00746/LBA	
Site Address	The Chestnuts Low Street Beckingham Doncaster South Yorkshire DN10 4PW	
Proposal	Replacement of 8 Windows, French Doors with Sidelights	
Case Officer	Michael Tagg	
Decision Level	DEL - Delegated Decision	
Recommendation	GTD - Grant	
Reason(s) for PCG referral	n/a	
PCG Sign off	n/a	
LB Grade	II	
List Entry ID	1045089	
Designation date(s)	23 rd November 1984	
	Signature	Date
Case Officer		
Principal Planner	Michael Tagg	19/08/2022
Authorised signing Manager		22 nd August 2022
Legal and Policy Considerations	<p>Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p><i>In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the</i></p>	

	<p><i>desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</i></p> <p><u>National Planning Policy Framework July 2021</u></p> <ul style="list-style-type: none"> • Paragraphs 189, 194, 195, 197, 199 <p><u>Bassetlaw District Council – Local Development Framework</u> Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011):</p> <ul style="list-style-type: none"> • Strategic Objective SO9 • DM8 – The Historic Environment
Relevant Historic Environment Practice Guide (HEPG) paragraphs	<ul style="list-style-type: none"> • Note 2: Managing significance in decision taking in the historic environment. • Note 3: The setting of heritage assets.
Relevant National Planning Policy Guidance (NPPG) PPG paragraphs	Section 18a (Historic Environment) paragraphs 001 - 071
Relevant Planning History	<p>06/79/00017 – Erect car port, construct access – GRANTED</p> <p>06/80/00032 – Renovate and extend cottage – GRANTED</p> <p>06/01/00008/L & 06/01/00009 – Erect new pitched roof to replace existing flat roof and alterations to existing car port - GRANTED</p> <p>06/04/00010/L – Replace windows – GRANTED</p>
Consultation date(s)	Consultation and Publicity Expiry Date: 11 August 2022
Summary of Consultation Responses (inc Representations)	None.
Summary of Publicity	This application was advertised by email, site notice and press notice.
Site Context	The Chestnuts is a grade II Listed Building (designated November 1984). It dates primarily to the later-18 th century period, and includes the main house and a barn to the rear (likely stabling). The buildings are constructed from local red brick with clay pantiles on the roofs. The main house is rendered in a roughcast-type cementitious material, which dates to the 1920s/30s. This render is failing, due to

	<p>its lack of moisture permeability.</p> <p>The rear barn, now living accommodation, shows evidence of also previously been covered in render, although this is now mostly removed. The existing windows are a combination of 1970s/80s storm-proofed side-hung glazing bar casements, and unauthorised PVC green-coloured storm-proofed casements and French doors. None of the existing windows are considered to be of a traditional design or detailing, and detract from the historic significance of the Listed Building.</p>
The Proposal	<p>The proposal would see the existing outbuilding windows and French doors replaced with new slim double-glazed, timber-framed units. The windows would be flush-fitting and both windows and doors would feature true-glazing bars of traditional dimensions.</p>
Assessment of Proposal	<p>The proposed units would be marked improvement on the existing, being of a more traditional appearance, construction and detailing. On this basis, it is considered that the special interest of the Listed Building would be enhanced.</p> <p>Please note: The list description for this Listed Building is contained at the end of this report.</p>
Recommendation	<p>With the above in mind, it is considered that the special interest of the Listed Building would be preserved and enhanced. Therefore, the proposal would comply with:</p> <ul style="list-style-type: none"> • Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; • Policy DM8 of the Bassetlaw Core Strategy (December 2011); and • Paragraphs 189, 194, 195, 197, 199 of the NPPF (July 2021). <p>The above recommendation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Standard time limit; 2. New windows and doors to have a painted finish only.
List Description	<p><i>House, late C18, brick, pebbledashed, pantiled roof. Rendered plinth, moulded wood eaves, dentillated eaves at rear, coped gables, 2 gable stacks, stone cills; 2 storeys, 5 bays, L plan, central reeded timber doorcase with fanlight and moulded timber hood, containing C19 glazed door. Flanked by 2 glazing bar sashes with segmental heads; above, 5 glazing bar sashes with stone lintels. Right gable has single round-headed sash with Y tracery. Rear wing has 2 glazing bar sashes with segmental heads and above, single glazing bar sash. C18 barn adjoining rear wing, brick with hipped pantile roof, 2 storeys, 3 windows, has all C20 doors and fenestration.</i></p> <p>Please note: List descriptions can be amended by Historic England as part of their on-going functions. The most up-to-date list descriptions are available on the Historic England website. They are, however, written only to identify the building and do not necessarily express everything that is significant about the Listed Building. Nor do they identify every structure considered to be listed by being in their curtilage. For further advice, please contact the Conservation Team at Bassetlaw District Council.</p>