

Cockshotts Farm School Lane Simonstone BB12 7HR

PLANNING PERMISSION

APPLICATION NO: 3/2025/0982

DECISION DATE: 4 September 2026

DEVELOPMENT PROPOSED:

Planning permission for lead works to the junctions of the roof as required, repair and replace windows as required, re-pointing, improve surface water management, renew rainwater goods as required and reinstate historic windows

Conditions Statement

Date 28/10/2026

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission: **Informative**

2. The permission hereby permitted shall be carried out in full accordance with the following submitted plans and details unless prohibited by any other conditions:

Location Plan 1:1250

Proposed Site and Roof Plan PL/456/06

Proposed Ground Floor Plan PL/456/07 Rev B

Proposed First Floor Plan PL/456/08 Rev B

Proposed South and East Elevations PL/456/09

Proposed North and West Elevations PL/456/10

Proposed Box Sash Windows Standard/BS/01

Proposed Casement Details Standard/BS/02

Planning, Design and Access Statement Rev A 18th February 2026

Heritage Impact Assessment dated April 2026

Informative

3. Unless stipulated by another condition, this consent shall be carried out in strict accordance with the details set out in the submitted Heritage Impact Assessment submitted as supporting information dated April 2026. **Informative**

4. Notwithstanding the submitted method statement, before the commencement of any works, a revised statement shall be submitted to and approved in writing by the Local Planning Authority. This method statement shall include, but not be limited to:

6. Method of protection of roof structure including wattle and daub/lath and plaster and firehood during re-roofing works.

Confirming that no works are being done to the roof.

This information was submitted via email to Kathryn Hughes:

- 03 February 2026 15:22 – photos showing the roof areas that are repaired and insulated
- 18 February 2026

Roof works

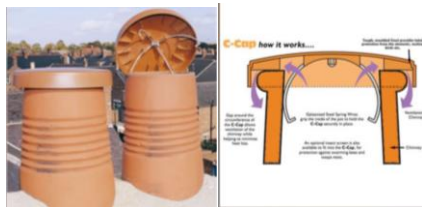
I have attached additional photos of the roof space, which show that it is in good condition, with original timbers supported by new felt under the tiles and insulation at the ceiling on both sides of the property. Attached is the 2002/3 Archaeological watching brief.

I have adjusted the Design and Access Statement to reflect this and removed the roof works from the Method Statement.

- Confirmed again via email on 20/04/2026

9. Details of capping to chimneys. Guidance taken from Historic England

- Chimneys to be swept and cleaned of debris
- A ventilated cap to be fitted at the top of the chimney to prevent water, insect and bird ingress.
- Ventilation maintained
- The property has a variety of chimney pot styles; the material of the cap and its installation is assessed against its exposure to wind forces and complements the existing pot.



Round clay pot caps



Square pot caps

5. All new/replacement windows and doors shall be installed in strict accordance with the details with the submitted details shown on drawing numbers Standard/BS/01 and BS/02 and shall thereafter be retained in perpetuity.

Glazing bars shall be integral only.

Opening frames for the casement windows shall sit flush within the frame/rebated

Informative

6. Notwithstanding any indication in the submitted details, any replacement rainwater goods/gutters shall exactly match the existing in terms of materials, detailing and colour.

Informative

7. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March- Condition: Condition August inclusive].

Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

Informative