



# Doncaster Council

Mr Josh Wileman - Dexter Pollard Building Contractors  
5 Sunderland Street  
Tickhill  
Doncaster  
DN11 9PT

*The Council has signed up to a Government backed initiative, this being the Planning Quality Framework. This framework requires the Local Planning Authority to make a commitment to ensure we are delivering a quality, value for money service and ensuring that we are delivering what our customers want.*

*The Council will contact our Planning customers asking your opinion about our service. To find out more information and how to opt out of future surveys please log on to*  
<http://www.doncaster.gov.uk/services/planning/pqf-planning-quality-framework>

*Please note that the full version of this document cannot be viewed on all devices.  
If this document does not include the Doncaster Council crest and an electronic signature please contact*  
[tsi@doncaster.gov.uk](mailto:tsi@doncaster.gov.uk)

20/00214/FUL

**Scott Cardwell**  
**Assistant Director of Economy and Development**

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION. PLEASE VISIT THE FOLLOWING WEBPAGE "POST DECISION GUIDANCE NOTES" AT [www.doncaster.gov.uk](http://www.doncaster.gov.uk) TO VIEW GUIDANCE NOTES TO SUPPORT THE DECISION NOTICE. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT - PLEASE TELEPHONE 01302 734848

**Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU**



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Council

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

## PLANNING PERMISSION GRANTED

Application **20/00214/FUL**

Proposal **Change of use of first floor to private dining restaurant with associated kitchen on ground floor (A3) including necessary alterations and retention of retail use (A1) to ground floor.**

Location **8 Market Place Tickhill Doncaster DN11 9HT**

Dated **2nd June 2020**

**Doncaster Metropolitan Borough Council** acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

### STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

To address conservation concerns and window detailing amended

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01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

**REASON**

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Proposed floor plan EBT002 Rev F 12/5/20 amended and received 13.5.20

Proposed elevations EBT005 Rev A 12/5/20 amended and received 13.5.20

Site and location plan EBT003 22.1.20 received 23.1.20

Design and access statement amended 31.1.20

Supporting letter dated 30.1.20

**REASON**

To ensure that the development is carried out in accordance with the application as approved.

03. Unless otherwise agreed in writing by the local planning authority the new French door hereby approved shall be constructed in hardwood timber in accordance with the approved drawing 4609 having 2 leaves and a solid lower panel. Each slimline (18mm) double glazed sealed unit leaf shall have a 62mm short stub cill and be subdivided into 4X2 panes by 16mm glazing bars. The door and frame shall be painted the same colour Valspar Bohemian Bliss (or similar dark green) as the front windows.

**REASON**

To maintain the special interest of the listed building in accordance with saved policy ENV32 of the Doncaster Unitary Development Plan

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04. Unless otherwise agreed in writing by the local planning authority the shop front and the windows to the front elevation of the listed building shall be painted in Valspar Bohemian Bliss (or similar dark green) colour.

**REASON**

To maintain the special interest of the listed building in accordance with saved policy ENV32 of the Doncaster Unitary Development Plan

05. The fire escape and balustrade to the rear of the building hereby approved shall be constructed in black painted metal. Prior to the implementation of the relevant site works, details of the height and design of any fire escape and balustrading shall be submitted to and approved in writing by the local planning authority.

**REASON**

To maintain the special interest of the listed building in accordance with saved policy ENV32 of the Doncaster Unitary Development Plan

06. The first floor private dining restaurant hereby approved shall be for 12 customers only at any one time and by prior appointment.

**REASON**

In the interest of amenity and highways

**NO OTHER CONDITIONS**

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2 (or any subsequent order or statutory provision revoking or re-enacting that order) the window shop front shall remain an active frontage and no alterations, including painting and obscuring any glass on the frontage, shall be made to the windows, doors or any other part of the shop frontage, shall be carried out without prior

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permission of the local planning authority other than those permitted by this application.

### REASON

The local planning authority considers that further development could cause detriment to the setting and character of the Conservation Area.

08. The hours of operation for the Retail A1 use shall be limited to  
Monday - Saturday 10:00 - 18:00  
Sunday - 10:00 - 12:00

The hours of operation for the Private Dining use shall be limited to  
Friday- Saturday 19:00 - 23:00  
Sunday - 12:00 - 17:00  
and not at all on Monday, Tuesday, Wednesday, Thursday.

### REASON

To ensure that the development does not prejudice the local amenity.

09. The premises shall only be used for a Retail use (class A1) and Private Dining use as described in this application and for no other purpose including any other purpose within Class A3 of the Town and Country Planning Use Classes (Amendment) Order 2005 (or any subsequent order or statutory provision revoking or re-enacting that order with or without modification).

### REASON

The local planning authority wishes to retain control over any subsequent change of use of these premises, in the interests of safeguarding the amenities of the area.

10. The external fire escape and flat roof area shall not be used for outside seating or dining and only for a fire escape.

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## REASON

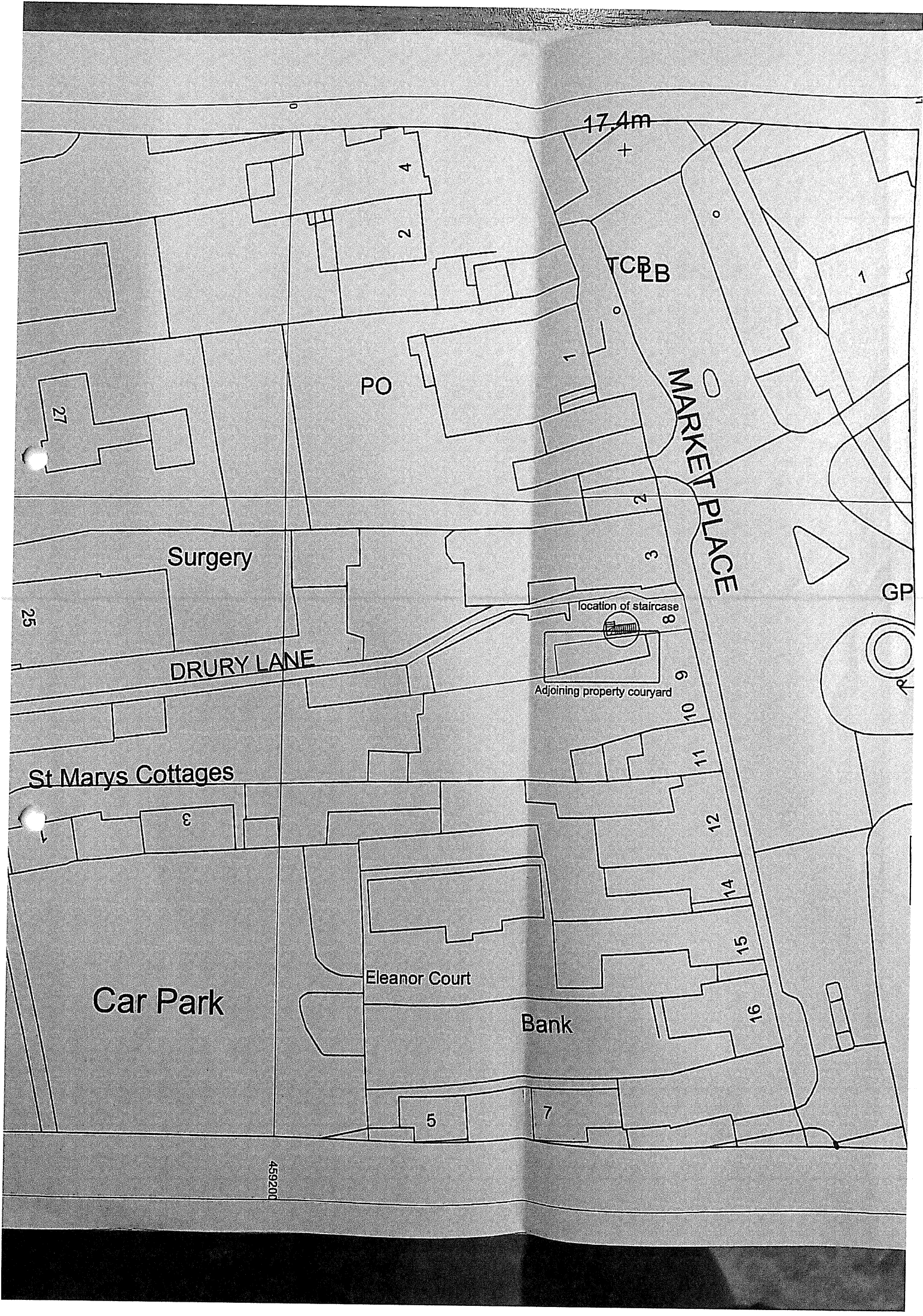
In the interests of amenity

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17.4m

TCB  
LB

PO

MARKET PLACE

Surgery

DRURY LANE

location of staircase

Adjoining property courtyard

St Marys Cottages

Eleanor Court

Car Park

Bank

GP

459200