

## PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

Manor Farm, Newfield Lane, Ledsham, Leeds, West Yorkshire LS25 5LW



An exciting and increasingly rare opportunity to acquire a significant residential development site on the fringe of the sought after West Yorkshire village of Ledsham, with detailed planning permission granted to create 2 barn conversions and 3 new dwellings in a delightful semi-rural setting yet convenient for access to the A1 and principal Yorkshire centres.

Offers over £750,000

T: 01423 523423  
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX  
E: [simon.wright@carterjonas.co.uk](mailto:simon.wright@carterjonas.co.uk)  
[carterjonas.co.uk](http://carterjonas.co.uk)

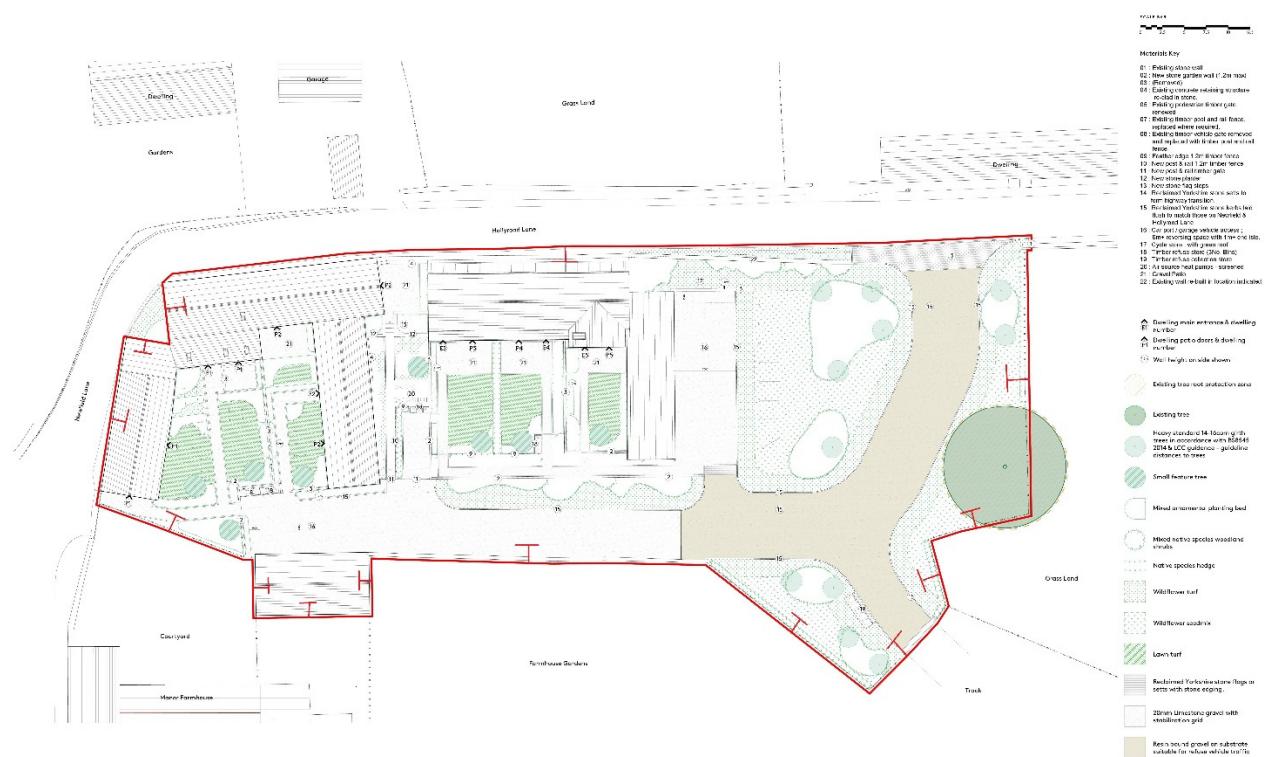
## General Comments

Development opportunities of this nature are few and far between.

The sale of Manor Farm with the benefit of detailed planning permission is one of an increasingly rare opportunity to create 5 private residences in what will be a charming enclave of individual houses.

Manor Farm occupies a prominent corner position in the village, which is itself, surrounded by lovely open greenbelt countryside. Despite its semi-rural location, Ledsham is well placed for access to principal Yorkshire centres including those of Leeds, Selby, Wakefield, York and Harrogate and is almost equidistant from the A1, M1 and M62 motorways. Ledsham itself has a popular public house, parish church and there is a primary school in the neighbouring village of Ledston.

## Proposed Site Plan



## Planning

Full planning permission and listed buildings consent was granted by Leeds City Council for Change of use of agricultural land and buildings to C3 residential; conversion of barns to form two dwellings; demolition of modern agricultural buildings and erection of three dwellings and car barn; creation of new access, and hard and soft landscaping scheme on 18<sup>th</sup> August 2025 Application Number 22/00021/FU. Copies of the decision notices are attached to these sales particulars and a complete set of plans and associated documents are available on the Leeds planning web portal.

Leeds City Council, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD

<https://publicaccess.leeds.gov.uk/online-applications/>

## **Proposed Dwellings and Floor Areas**

The proposed dwellings will comprise the following

Plot 1 - Barn Conversion with 4 bedrooms and 4 bathrooms - 2,190 square feet/204 square metres.  
Plot 2 - Barn Conversion with 3 bedrooms and 3 bathrooms - 2,322 square feet/216 square metres.  
Plot 3 - New Build, End Terrace 3 Bedrooms and 2 bathrooms - 1,146 square feet/106 square metres.  
Plot 4 - New Build, Inner Terrace 3 Bedrooms and 2 bathrooms - 1,146 square feet/106 square metres.  
Plot 5 - New Build, End Terrace 3 Bedrooms and 3 bathrooms - 1,235 square feet/115 square metres.

Total floor area – 8,039 square feet/ 747 square metres.

All 5 dwellings will have the benefit of 2 allocated carport/parking spaces with EV charging points.

## **Additional Information/Special Conditions**

### **Plans**

Please note that all plans, together with the red line boundary on the lead photograph are for identification purposes only.

### **Legal Process**

A comprehensive legal pack will be provided to assist in the buying process.

### **VAT**

The property has been opted for VAT and therefore VAT at a rate of 20% of the purchase price will be applicable.

### **Tenure**

The site will be sold on a freehold basis with vacant possession given on legal completion.

### **Viewing**

Possession of these sales particulars will be sufficient authority to inspect the site, but applicants do so at their own risk and are requested not to enter any of the buildings for health and safety reasons. Specific open to view events will be advertised in due course.

### **Directions**

**Postcode – LS25 5LW** – Travelling south from Wetherby on the A1, take the junction with the A63 Selby Road and at the roundabout turn right travelling west. Go straight over the next roundabout and at the second roundabout turn left and almost immediately right signposted Ledsham. Upon entering the village, Manor Farm is on the left alongside Holyrood Lane but continue around the left-hand bend where the current access is on the left from Newfield Lane.







Town and Country Planning Act 1990

## Grant of Full Planning Permission

Applicant:	The Wheler Foundation	Application Number:	22/00021/FU
Agent:	Carter Jonas LLP Emma Winter 1st Floor 9 Bond Court Leeds LS1 2JZ	Date Accepted:	4 January 2022
		Date of Decision:	18 August 2025

**Proposed Development At:** Manor Farm Newfield Lane Ledsham Leeds LS25 5LW

**Proposal:** Change of use of agricultural land and buildings to C3 residential; conversion of barns to form two dwellings; demolition of modern agricultural buildings and erection of three dwellings and car barn; creation of new access, and hard and soft landscaping scheme

### Plans and specifications that this decision is based on:

Plan Type	Plan Reference	Received
Site Location Plan/Red Line/OS Plan	2024-082-P100 Rev.B	14.07.2025
Block Plan/Layout Plan	2024-082-P106 Rev H	14.07.2025
Block Plan/Layout Plan	2024-082-P107 Rev.C	14.07.2025
Access	LTP 4002 P2A 01 01 Rev. 0	10.01.2023
Access	LTP 4002 P2A SPA 01 0	27.02.2025
Access	LTP 4002 P2A 02 01 Rev. 0	10.01.2023
Proposed elevation(s)	2024-082-P121 Rev. A	24.06.2024
Sections/Cross Sections	2024-082-P125	24.06.2024
Proposed elevation(s)	2024-082-P215 Rev.ANew Build Elevations	17.03.2025
Proposed elevation(s)	2024-082-P216 Rev.ANew Build Elevations	17.03.2025
Proposed elevation(s)	2024-082-P217New Build Elevations	24.06.2024
Proposed elevation(s)	2024-082-P218New Build Elevations	24.06.2024
Sections/Cross Sections	2024-082-P219New Build Sections	24.06.2024
Sections/Cross Sections	2024-082-P220New Build Sections	24.06.2024
Proposed elevation(s)	2024-082-P230New Build Car Port	24.06.2024
Proposed floor plan(s)	2024-082-P210 Rev.ANew Build Floor Plans	17.03.2025
Proposed floor plan(s)	2024-082-P211 Rev.ANew Build Floor Plans	17.03.2025

Town and Country Planning Act 1990

**Grant of Full Planning Permission**

Proposed floor plan(s)	2024-082-P213 Rev. ABuild Car Port	17.03.2025
Proposed elevation(s)	2024-082-P245 Rev. BConversion Elevations	17.03.2025
Proposed elevation(s)	2024-082-P246 Rev. BConversion Elevations	17.03.2025
Proposed elevation(s)	2024-082-P247 Rev. CConversion Elevations	04.06.2025
Proposed elevation(s)	2024-082-P248 Rev. BConversion Elevations	17.03.2025
Proposed elevation(s)	2024-082-P256 Rev. AConversion Car Port	17.03.2025
Proposed elevation(s)	2024-082-P240 Rev. BConversion Floor Plans	04.06.2025
Proposed floor plan(s)	2024-082-P241 Rev. BConversion Floor Plans	04.06.2025
Roof Plan	2024-082-P242Conversion Roof Plan	24.06.2024
Proposed floor plan(s)	024-082-P255Conversion Car Port FP	24.06.2024
Landscape Scheme	024-082-P109 Rev.CBoundary Treatments	14.07.2025
Landscape Scheme	024-082-P257Bin Store	17.03.2025
Landscape Scheme	024-082-P258External Boundary Treat	17.03.2025
Landscape Scheme	024-082-P259Gates	17.03.2025
Landscape Scheme	024-082-P260Internal Boundary Treat	17.03.2025
Landscape Scheme	024-082-P261 Rev. BEntrance Boundary Treat	14.07.2025
Other	23605-DR-C-0100-P2Indicative Drainage Stra	31.07.2024

**Full planning permission granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:-**

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans and Specifications above.

Town and Country Planning Act 1990

## Grant of Full Planning Permission

For the avoidance of doubt and in the interests of proper planning.

3) No works relating to the repair or conversion of any existing farm buildings shall commence until details and samples of all walling, roofing, jointing and window materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.

4) No works relating to the construction of any new build dwelling shall commence until details and samples of all walling, roofing, jointing and window materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.

5) The development shall not be occupied until details and samples of all external surfacing materials and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of works to these elements, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.

6) No works to the existing doors and windows shall take place until a condition survey relating to their repair, including a method statement for their repair, has been submitted to and approved in writing by the Local Planning Authority. Repairs to these doors and windows shall be carried out in accordance with the approved methodology.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.

Town and Country Planning Act 1990

## Grant of Full Planning Permission

7) No new or replacement window fittings or other building openings (incl. doors/shutters, conservation rooflights, ventilation holes/slits) shall be installed until full construction details of these openings (including section drawings, location within window reveal, glazing details and profile information, joinery details- incl. reuse of original ironmongery, opening pattern and details of materials and proposed finish) of these windows/ openings have been submitted to and approved in writing by the Local Planning Authority. Works to these windows/openings shall be carried out in accordance with the approved details.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.

8) No works to the existing buildings shall take place until a full schedule of all proposed building fabric repairs and interventions has been submitted to and approved in writing by the Local Planning Authority. This shall include supporting method statements and proposed material samples (where applicable), and must cover the proposed roofing materials, brick and stone repairs (including coursing and repointing), rainwater goods (including simple rise and fall brackets) and any vents and external pipework. Repairs to these elements shall be carried out as agreed.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any extension, enlargement or other improvement of the dwellinghouse by virtue of Class A, or any development by virtue of Classes B, C, D and E of Schedule 2, Part 1 is carried out.

In the interests of preventing inappropriate development in the Green Belt.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any boundary treatment within Class A of Schedule 2, Part 2 are carried out to any internal or external boundary.

In the interests of preventing inappropriate development in the Green Belt and preserving the heritage setting of the site.

Town and Country Planning Act 1990

## Grant of Full Planning Permission

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any development within Classes B, C, D, E, F, G, H, I, K of Schedule 2, Part 14 are carried out.

In the interests of preventing inappropriate development in the Green Belt and preserving the heritage setting of the site.

12) Prior to occupation of the development, the off-site highway works as shown in principle on the approved plans comprising the new vehicular access and pedestrian crossing facilities on Holyrood Lane shall be fully delivered.

To ensure the free and safe use of the highway

13) Development shall not be occupied until the approved access and visibility splays have been implemented in so far as practically possible, within the redline application land, and in strict accordance with site plan 2024-082-P106 Rev. H. The implemented visibility splays shall be retained clear of all obstruction to visibility greater than 1.0m in height above the adjoining carriageway for the lifetime of the development.

To ensure the free and safe use of the highway.

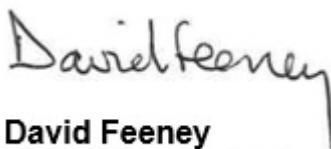
14) Development shall not be occupied until all areas shown on the approved plans to be used by vehicles, including roads, footpaths, cycle tracks, loading and servicing areas and vehicle parking space have been fully laid out, surfaced and drained such that loose materials and surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.

To ensure the free and safe use of the highway.

15) Development shall not be occupied until the approved cycle/motorcycle parking and facilities have been provided. The approved facilities shall thereafter be retained for the lifetime of the development.

In the interests of highway safety and promoting sustainable travel opportunities.

16) The development hereby approved shall not be occupied until full details and a scheme for provision of Electric Vehicle Charging Points, cable enabled spaces and associated infrastructure have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided prior to first occupation of the



David Feeney  
Chief Planning Officer

Town and Country Planning Act 1990

## Grant of Full Planning Permission

development, retained and maintained thereafter as approved for the lifetime of the development.

In the interest of promoting low carbon transport.

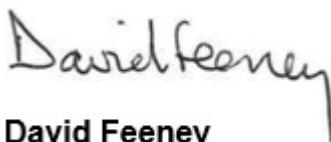
17) Development shall not commence until a statement of construction practice has been submitted to and approved in writing by the Local Planning Authority, the statement of construction practice shall include full details of:

- a) the construction vehicle routing, means of access, location of site compound, storage and parking (including workforce parking), means of loading and unloading of all contractors' plant, equipment, materials and vehicles and associated traffic management measures.
- b) methods to prevent mud, grit and dirt being carried on to the public highway from the development hereby approved.
- c) measures to control the emissions of dust and dirt during construction.
- d) how the statement of construction practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of works on site and shall thereafter be retained and employed until completion of the works on site. The Statement on Construction practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

The carrying out of the development could result in significant harm to the amenities of local residents and highway safety, and accordingly details of construction practice is required to be agreed prior to commencement of works in order to protect such interests.

18) The development shall not commence until a condition survey of Holyrood Lane has been submitted to and approved in writing by the Local Planning Authority. A plan showing the surveyed areas shall also accompany the survey report. Upon completion of the development (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys as a result of the development. The approved mitigation works shall be fully implemented within 3 months of the remedial works being agreed with the Local Planning Authority. If a defect is identified during other routine



**David Feeney**  
Chief Planning Officer

Town and Country Planning Act 1990

## Grant of Full Planning Permission

inspections of the highway that is considered to be a danger to the public, then it must immediately be made safe and repaired within 24 hours from the applicant being notified by the Local planning Authority.

Traffic associated with the carrying out of the development may have a deleterious effect on the condition of the highway that could compromise the free and safe use of the highway.

19) The vehicular access gradient shall not exceed 1 in 25 (4%) for the first 10m and 1 in 20 (5%) thereafter, unless otherwise agreed in writing by the Local Planning Authority. The gradient of the pedestrian access shall not exceed 1 in 20 (5%).

To ensure the free and safe use of the highway, and in the interests of disabled access.

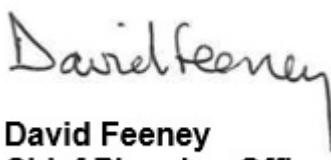
20) No works to the barns shall commence until an updated bat survey has been undertaken, and the local planning authority has been provided with either:

- The Mitigation Method Statement and licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
- (Where a Low Impact Class Licence is used) a copy of the Site Registration Form, Licence Return and the confirmation e-mail from Natural England that the site has been registered, together with a statement from the appointed ecologist of the proposed mitigation and compensation roosting features; or
- a statement in writing from an appropriately qualified ecologist to the effect that it does not consider that the specified activity will require a licence.

Works shall be carried out in accordance with the subsequently approved details.

In the interests of biodiversity and to safeguard a protected species (Bats) in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

21) a) No works shall commence until all existing trees, hedges, bushes shown to be retained on the approved plans are fully safeguarded by protective fencing and ground protection in accordance with approved plans (as approved pursuant to b) below) and specifications and the provisions of British Standard 5837 (2012) Trees in relation to design, demolition and construction, unless otherwise agreed in writing by the Local Planning Authority. NOTE: Only the BS5837 default barrier with the scaffold framework shall be employed. A fully dimensioned tree protection plan drawing shall



**David Feeney**  
Chief Planning Officer

Town and Country Planning Act 1990

## Grant of Full Planning Permission

be included in the submission. Such measures shall be retained for the duration of any demolition and/or approved works.

- b) No works or development shall commence until a written Arboricultural Method Statement (AMS), including an annotated plan drawing showing all tree protection measures, in accordance with BS5837 for a tree care plan has been submitted to and approved in writing by the local planning authority. Works or development shall then be carried out in accordance with the approved method statement.
- c) No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor any excavations undertaken including the provision of any underground services, without the prior written approval of the Local Planning Authority.
- d) Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to demolition and/or approved works, to allow inspection and approval of the works.

To ensure the protection and preservation of trees, hedges, bushes and other natural features that make a positive contribution to the character and amenities of the area. In the absence of appropriate measures the retention and long term health of such vegetation could be compromised by the carrying out of the approved development.

22) Within 5 years of occupation, no approved retained tree/hedge/bushes shall be cut down, uprooted or destroyed nor any tree be pruned, topped or lopped or suffer root severance (other than in accordance with the approved plans and particulars) without the prior written approval of the Local Planning Authority (LPA). In the event of any such works being carried out without having first sought and received written approval from the LPA the following actions shall be undertaken:

- a) Within one month of the removal, uprooting or loss of any retained tree a replacement planting scheme shall be submitted to and approved in writing by the LPA. That replacement planting scheme shall include the replacement of trees in accordance with current policies (e.g. LAND 2 'Development and Trees') by semi-mature size trees (circumference 25/30cm) or an equivalent offsite mitigation planting scheme, where on site provision is not possible. The mitigation planting scheme shall be implemented in the first planting season following the receipt of the written approval of those details by the LPA. NOTE: trees additionally legally protected by TPO/located in a Conservation Area may result in parallel legal action for criminal damage.
- b) Within one month of a pruning, topping, lopping or root damage of a retained tree, a Professional Arboricultural Report shall be submitted to and approved in writing by the LPA. The report shall include a full assessment of the unauthorised work, remediation

Town and Country Planning Act 1990

## Grant of Full Planning Permission

proposals and implementation programme. NOTE: trees additionally legally protected by TPO/located in a Conservation Area may result in parallel legal action for criminal damage.

- c) Within one month of removal, uprooting, damage or loss of any retained bush/bushes details of replacement planting and implementation scheme shall be submitted to and approved in writing by the LPA.
- d) Within one month of removal, uprooting, damage or loss of any retained hedges details of replacement planting and implementation scheme, that shall comprise or include "instant hedging" of at least 1m in height, shall be submitted to and approved in writing by the LPA.

Within one week following the implementation of the planting scheme agreed pursuant to a), b), c) or d) above documentation shall be submitted to the LPA that evidences the works have been carried out in accordance with the agreed details. This shall include photographic evidence.

Please note that retained tree/hedge/bush refers to vegetation which is to be retained, as shown on the approved plans and particulars and the condition shall have effect until the expiration of five years from the date of occupation.

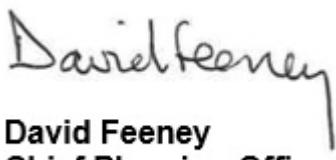
In the interests of the character and amenities of the area, the best interests of nature conservation and bio-diversity.

23) The development hereby permitted shall not be occupied until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority, and the scheme implemented in full.

All hard and soft landscaping works shall be carried out in accordance with the approved details and British Standard BS 4428:1989 (Code of Practice for General Landscape Operations) and in accordance with Leeds City Council website landscape guidance under "Landscape Planning and Development". The landscaping works shall be maintained in accordance with the approved details for the lifetime of the development.

To ensure the provision and establishment of acceptable landscaping.

24) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The Management Plan must conform to Leeds City Council's Landscape Management Plans (Landscape Guidance No.2) and associated checklist. The landscape



**David Feeney**  
Chief Planning Officer

Town and Country Planning Act 1990

## Grant of Full Planning Permission

management plan shall be for the lifetime of the development and shall be carried out as approved.

To ensure successful aftercare of landscaping.

25) No development to take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

In the interests of archaeological recording.

26) Development shall not commence until a drainage scheme including appropriate drawings, calculations and investigations for the surface and foul water drainage has been submitted and approved by the local planning authority. The drainage scheme must take account of the preservation of trees, archaeology and the need to ensure the site is suitable for its end use.

The works shall be implemented in accordance with the approved scheme before the development is brought to use.

27) If remediation is unable to proceed in accordance with the approved Remediation Strategy, or where significant unexpected contamination is encountered, or where soil or soil forming material is being imported to site, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. The affected part of the site shall be agreed with the Local Planning Authority in writing. An amended or new Remediation Strategy and/or Soil Importation Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Strategy. Prior to the site being brought into use, where significant unexpected contamination is not encountered, the Local Planning Authority shall be notified in writing of such.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that any necessary remediation works are identified to make the site 'suitable for use' with respect to land contamination.

Town and Country Planning Act 1990

## Grant of Full Planning Permission

28) Development (excluding demolition) shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and:

- (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development (excluding demolition) shall not commence until a Phase II Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority;
- (b) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to site, development (excluding demolition) shall not commence until a Remediation Strategy demonstrating how the site will be made suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a programme for all works and for the provision of Verification Reports.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use' with respect to land contamination.

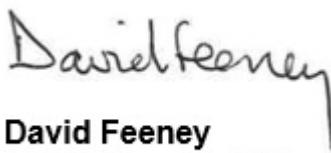
29) Remediation works shall be carried out in accordance with the approved Remediation Strategy. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be 'suitable for use' with respect to land contamination.

### For information:-

1) The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website and further discussion where appropriate to produce an acceptable



**David Feeney**  
Chief Planning Officer

Town and Country Planning Act 1990

## Grant of Full Planning Permission

development. For this particular application, positive discussions took place which resulted in further information being submitted to allow the application to be approved.

- 2) This notice of decision does not grant consent or imply any grant of consent for the applicant to enter onto any adjoining land, to either construct or subsequently to maintain the proposed development.
- 3) This permission does not absolve the applicant(s) from the requirements for compliance with a Building Regulation approval, or the duty of compliance with any requirements of any Statutory Body, Public Utility or Authority.

The applicant is advised that where any of the following apply, The Party Wall Act 1996 provisions are relevant, and you may well need to serve notice and get agreement from adjoining owners/neighbour(s) to carry out the work;

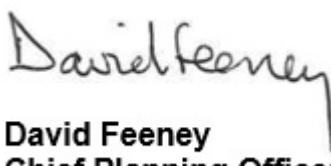
- work carried out directly to an existing party wall or structure
- new building at or astride the boundary line between properties
- excavation within 3 or 6 metres of a neighbouring building or structure depending on the depth of the hole or proposed foundations.

- 4) The applicant is advised that remediation of any contaminated site is required to a standard such that the site is 'suitable for its proposed use' in accordance with the National Planning Policy Framework (NPPF) and policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

Remediation may include the requirement for the importation of suitable soils and/or soil forming materials, an appropriately designed capping layer and satisfactory gas protection measures.

In order that the council can confirm that the site has been demonstrated as suitable for use, verification information in line with the approved Remediation Strategy must be submitted to the Local Planning Authority for approval in writing. Without submission of evidence to support the discharge of conditions relating to verification eg C\_VERI, C\_SOIL, C\_LUNX, there may arise delays to condition discharge, failure of property sale, liability issues and enforcement action including action under Part 2A of the Environmental Protection Act 1990.

As noted in the NPPF, where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner.



**David Feeney**  
Chief Planning Officer

Town and Country Planning Act 1990

## Grant of Full Planning Permission

- 5) An appropriate survey should be undertaken to identify any asbestos containing materials in existing structures/buildings, including fly-tipped waste or rubble from the demolition process. Asbestos containing materials must be safely removed prior to demolition and site clearance, or conversion of existing structures/buildings, to avoid causing risks to public health and the environment. Asbestos-contaminated waste must be disposed of appropriately at a licensed waste facility. The legal requirements for managing and working with asbestos are set out in the Control of Asbestos Regulations 2012.
- 6) All reports addressing land contamination should be compiled in accordance with best practice and with the National Planning Policy Framework and policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

Prior to preparing any reports in compliance with conditions related to land contamination the applicant is also advised to refer to the latest version of the Yorkshire and Lincolnshire Pollution Advisory Group technical guidance for developers, landowners and consultants, as noted below:

- Development on Land Affected by Contamination
- Verification Requirements for Cover Systems
- Verification Requirements for Gas Protection Systems

Where C\_SOIL has been placed on the planning permission, guidance on the required information to submit is available in the Verification Requirements for Cover Systems guidance.

The latest version of this guidance and additional information is available at [www.leeds.gov.uk/contaminatedland](http://www.leeds.gov.uk/contaminatedland)

- 7) In relation to Condition 11 of this permission, the applicant must enter an agreement with the Council under Section 278 of the Highways Act 1980. The applicant is advised to make early contact with the Highways and Transportation Service by emailing the details to [S278Agreements@Leeds.gov.uk](mailto:S278Agreements@Leeds.gov.uk) as negotiating and entering a Section 278 Agreement generally takes 12 months; but, this can be longer depending on the complexity of the scheme. Further information is available on the Council's website at <https://www.leeds.gov.uk/parking-roads-and-travel/licences-and-permits>.
- 8) For further information relating to the specification for the archaeological work required to discharge condition 24 please contact: David Hunter, West Yorkshire Archaeology Advisory Service: 0113 5350300.

Town and Country Planning Act 1990

## Grant of Full Planning Permission

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

In respect of housing development, the applicant's attention is drawn to part Q1 of the 2010 Building Regulations and Approved Document Q1 (Unauthorised Access) 2015. Specifically that the standards for doors and windows (including locks and other hardware) shall be sufficiently robust and capable of resisting physical attack by a burglar, so as to include euro 'anti-snap' locks or equivalent standard.

Applicants are requested to remove any site notices related to this application from outside the property to which the application relates.

### **Important Information about Your Planning Permission**

#### **Town and Country Planning (Development Management Procedure) (England) Order 2015**

This decision notice only relates to the grant of planning permission. It does not give any approval or consent which may be needed under any legislation, enactment, bye-laws, order or regulation other than the Town and Country Planning Act 1990 as amended. You may need other approvals, consents or licenses for the development eg building regulations approval.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) A variation from the approved plans following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning application.

This planning permission is granted subject to conditions. Please read the conditions carefully and make sure that you understand what is required to comply with them. It is the responsibility of the owner(s) and the person(s) implementing the development to ensure that

---

Town and Country Planning Act 1990

## Grant of Full Planning Permission

the approved plans and these conditions are complied with throughout the development and beyond. Failure to comply with any of the conditions may result in enforcement action.

Conditions which require work to be carried out or details to be approved prior to commencement are very important and are called '**conditions precedent**'.

This means:

- (a) If a condition precedent is not complied with, the whole of the development might be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify this is by the submission of a new application to obtain a fresh planning permission.

Details of how to apply to discharge condition(s) can be found on our website at <https://www.leeds.gov.uk/planning/planning-permission/find-out-if-you-need-planning-permission/apply-for-planning-permission> under the heading Discharging conditions.

## Appeals to the Secretary of State

If you, as applicant, are aggrieved by the decision of your local planning authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 as amended.

If you, as applicant, want to appeal, you must do so within **six months** of the date of this notice (or within **28 days** if a valid Enforcement Notice exists for the same or substantially the same development). You should use a form which you can obtain from [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision) or by email from [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk) or by phoning 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to do so unless there are special circumstances which excuse the delay in giving notice of appeal.

You must send one copy of the completed form to [planning.appeals@leeds.gov.uk](mailto:planning.appeals@leeds.gov.uk) or Appeals Administration, Development Management, Leeds City Council, Merrion House, 110 Merrion Centre, Leeds, LS2 8BB as well as to the Planning Inspectorate at the address on the form.

---

Town and Country Planning Act 1990

## Grant of Full Planning Permission

If you intend to submit an appeal that you would like examined by inquiry, you should notify the Local Planning Authority ([planning.appeals@leeds.gov.uk](mailto:planning.appeals@leeds.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) of your intention to appeal a minimum of 10 working days before the appeal is submitted to the Planning Inspectorate.

The notification form and further guidance is available at  
[www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal](http://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal)

Town and Country Planning (Listed Building and Conservation Areas) Act 1990

**Grant of Listed Building Consent**

Applicant:	The Wheler Foundation	Application Number:	22/00022/LI
Agent:	Carter Jonas LLP 1st Floor 9 Bond Court Leeds LS1 2JZ	Date Accepted:	4 January 2022
		Date of Decision:	18 August 2025

**Proposed Development At:** Manor Farm Newfield Lane Ledsham Leeds LS25 5LW

**Proposal:** Listed building application for conversion of barns to form two dwellings; demolition of modern agricultural buildings and erection of three dwellings and car barn; creation of new access, and hard and soft landscaping scheme

**Plans and specifications that this decision is based on:**

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Received</b>
Site Location Plan/Red Line/OS Plan	2024-082-P100 Rev.B	14.07.2025
Block Plan/Layout Plan	2024-082-P106 Rev. H	14.07.2025
Block Plan/Layout Plan	2024-082-P107 Rev.C	14.07.2025
Access	LTP 4002 P2A 01 01 Rev. 0	10.01.2023
Access	LTP 4002 P2A SPA 01 0	27.02.2025
Access	LTP 4002 P2A 02 01 Rev. 0	10.01.2023
Proposed elevation(s)	2024-082-P121 Rev. A	24.06.2024
Sections/Cross Sections	2024-082-P125	24.06.2024
Proposed elevation(s)	2024-082-P215 Rev. A New Build Elevations	17.03.2025
Proposed elevation(s)	2024-082-P216 Rev. A New Build Elevations	17.03.2025
Proposed elevation(s)	2024-082-P217 New Build Elevations	24.06.2024
Proposed elevation(s)	2024-082-P218 New Build Elevations	24.06.2024
Sections/Cross Sections	2024-082-P219 New Build Sections	24.06.2024
Sections/Cross Sections	2024-082-P220 New Build Sections	24.06.2024
Proposed elevation(s)	2024-082-P230 New Build Car Port	24.06.2024
Proposed floor plan(s)	2024-082-P210 Rev.A New Build Floor Plans	17.03.2025
Proposed floor plan(s)	2024-082-P211 Rev.A New Build Floor Plans	17.03.2025
Proposed floor plan(s)	2024-082-P213 Rev. A New Build Car Port	17.03.2025

Town and Country Planning (Listed Building and Conservation Areas) Act 1990

**Grant of Listed Building Consent**

Proposed elevation(s)	2024-082-P245 Rev. BConversion Elevations	17.03.2025
Proposed elevation(s)	2024-082-P246 Rev. BConversion Elevations	17.03.2025
Proposed elevation(s)	2024-082-P247 Rev. CConversion Elevations	04.06.2025
Proposed elevation(s)	2024-082-P248 Rev. BConversion Elevations	17.03.2025
Proposed elevation(s)	2024-082-P256 Rev. AConversion Car Port	17.03.2025
Proposed floor plan(s)	2024-082-P240 Rev. BConversion Floor Plans	04.06.2025
Proposed floor plan(s)	2024-082-P241 Rev. BConversion Floor Plans	04.06.2025
Roof Plan	024-082-P242Conversion Roof Plan	24.06.2024
Proposed floor plan(s)	024-082-P255Conversion Car Port FP	24.06.2024
Landscape Scheme	024-082-P109 Rev.CBoundary Treatments	14.07.2025
Landscape Scheme	024-082-P257Bin Store	17.03.2025
Landscape Scheme	024-082-P258External Boundary Treat	17.03.2025
Landscape Scheme	024-082-P259Gates	17.03.2025
Landscape Scheme	024-082-P260Internal Boundary Treat	17.03.2025
Landscape Scheme	024-082-P261 Rev.BEntrance Boundary Treat	14.07.2025
Other	23605-DR-C-0100-P2Indicative Drainage Stra	31.07.2024

**Listed building consent granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:-**

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans and Specifications above.

For the avoidance of doubt and in the interests of proper planning.

Town and Country Planning (Listed Building and Conservation Areas) Act 1990

## Grant of Listed Building Consent

- 3) No works relating to the repair or conversion of any existing farm buildings shall commence until details and samples of all walling, roofing, jointing and window materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.
- 4) No works relating to the construction of any new build dwelling shall commence until details and samples of all walling, roofing, jointing and window materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.
- 5) The development shall not be occupied until details and samples of all external surfacing materials and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of works to these elements, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.
- 6) No works to the existing doors and windows shall take place until a condition survey relating to their repair, including a method statement for their repair, has been submitted to and approved in writing by the Local Planning Authority. Repairs to these door and windows shall be carried out in accordance with the approved methodology.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.
- 7) No new or replacement window fittings or other building openings (incl. doors/shutters, conservation rooflights, ventilation holes/slits) shall be installed until full construction

Town and Country Planning (Listed Building and Conservation Areas) Act 1990

## Grant of Listed Building Consent

details of these openings (including section drawings, location within window reveal, glazing details and profile information, joinery details- incl. reuse of original ironmongery, opening pattern and details of materials and proposed finish) of these windows/ openings have been submitted to and approved in writing by the Local Planning Authority. Works to these windows/openings shall be carried out in accordance with the approved details.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.

8) No works to the existing buildings shall take place until a full schedule of all proposed building fabric repairs and interventions has been submitted to and approved in writing by the Local Planning Authority. This shall include supporting method statements and proposed material samples (where applicable), and must cover the proposed roofing materials, brick and stone repairs (including coursing and repointing), rainwater goods (including simple rise and fall brackets) and any vents and external pipework. Repairs to these elements shall be carried out as agreed.

In the interests of the character and visual amenity of the area and to preserve the historic character of the building.

Town and Country Planning (Listed Building and Conservation Areas) Act 1990

## Grant of Listed Building Consent

### For information:-

- 1) The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website and further discussion where appropriate to produce an acceptable development. For this particular application, positive discussions took place which resulted in further information being submitted to allow the application to be approved.
- 2) This permission does not absolve the applicant(s) from the requirements for compliance with a Building Regulation approval, or the duty of compliance with any requirements of any Statutory Body, Public Utility or Authority.

The applicant is advised that where any of the following apply, The Party Wall Act 1996 provisions are relevant, and you may well need to serve notice and get agreement from adjoining owners/neighbour(s) to carry out the work;

- work carried out directly to an existing party wall or structure
- new building at or astride the boundary line between properties
- excavation within 3 or 6 metres of a neighbouring building or structure depending on the depth of the hole or proposed foundations.

- 3) This notice of decision does not grant consent or imply any grant of consent for the applicant to enter onto any adjoining land, to either construct or subsequently to maintain the proposed development.

Applicants are requested to remove any site notices related to this application from outside the property to which the application relates.

### Important Information about Your Listed Building Consent

This decision notice only relates to the grant of listed building consent. It does not give any approval or consent which may be needed under any legislation, enactment, bye-laws, order or regulation other than the Town and Country Planning (Listed Building and Conservation Areas) Act 1990. You may need other approvals, consents or licenses for the development eg planning permission or building regulations approval.

This consent is granted in strict accordance with the approved plans. It should be noted however that:

- (a) A variation from the approved plans following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.

Town and Country Planning (Listed Building and Conservation Areas) Act 1990

## Grant of Listed Building Consent

(b) Variation to the approved plans will require the submission of a new application.

This listed building consent is granted subject to conditions. Please read the conditions carefully and make sure that you understand what is required to comply with them. It is the responsibility of the owner(s) and the person(s) implementing the development to ensure that the approved plans and these conditions are complied with throughout the development and beyond. Failure to comply with any of the conditions may result in enforcement action.

Conditions which require work to be carried out or details to be approved prior to commencement are very important and are called '**conditions precedent**'.

This means:

- (a) If a condition precedent is not complied with, the whole of the development might be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify this is by the submission of a new application to obtain a fresh listed building consent.

You must apply to discharge any conditions using the Approval of Details application form available from our website [www.leeds.gov.uk/planningforms](http://www.leeds.gov.uk/planningforms).

## Appeals to the Secretary of State

If you, as applicant, are aggrieved by the decision of your local planning authority to grant consent for the proposed development subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 as amended and section 20 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

If you, as applicant, want to appeal, you must do so within **six months** of the date of this notice (or within **28 days** if a valid Enforcement Notice exists for the same or substantially the same development). You should use a form which you can obtain from [www.gov.uk/appeal-listed-building-consent-decision](http://www.gov.uk/appeal-listed-building-consent-decision) or by email from [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or by phoning 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to do so unless there are special circumstances which excuse the delay in giving notice of appeal.

# Decision Notice

---

Town and Country Planning (Listed Building and Conservation Areas) Act 1990

## Grant of Listed Building Consent

You must send one copy of the completed form to [planning.appeals@leeds.gov.uk](mailto:planning.appeals@leeds.gov.uk) or Appeals Administration, Development Management, Leeds City Council, Merrion House, 110 Merrion Centre, Leeds, LS2 8BB as well as to the Planning Inspectorate at the address on the form.

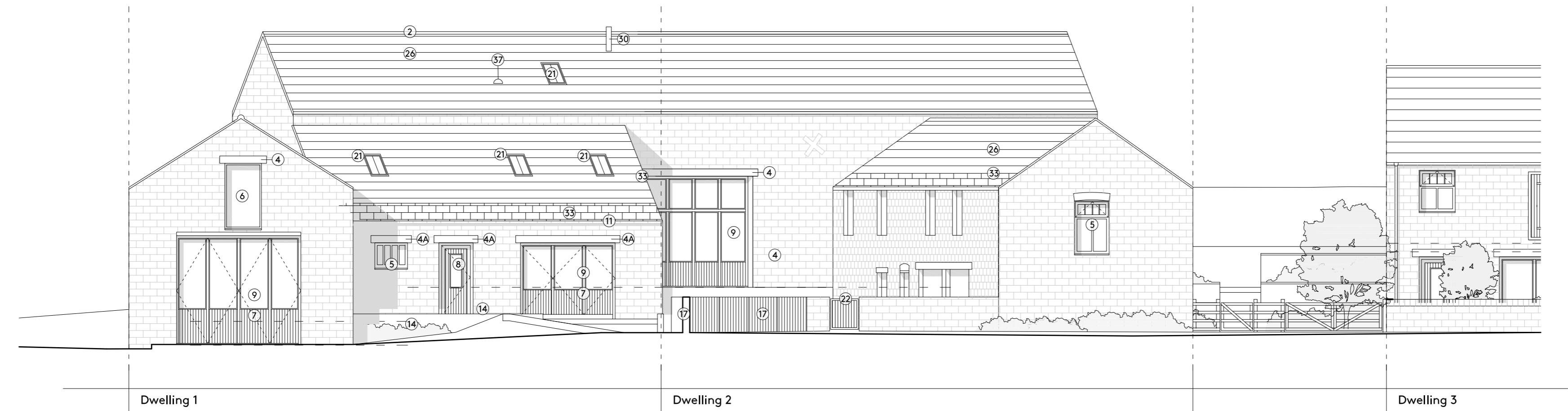
If you intend to submit an appeal that you would like examined by inquiry, you should notify the Local Planning Authority ([planning.appeals@leeds.gov.uk](mailto:planning.appeals@leeds.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) of your intention to appeal a minimum of 10 working days before the appeal is submitted to the Planning Inspectorate.

The notification form and further guidance is available at  
[www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal](http://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal)

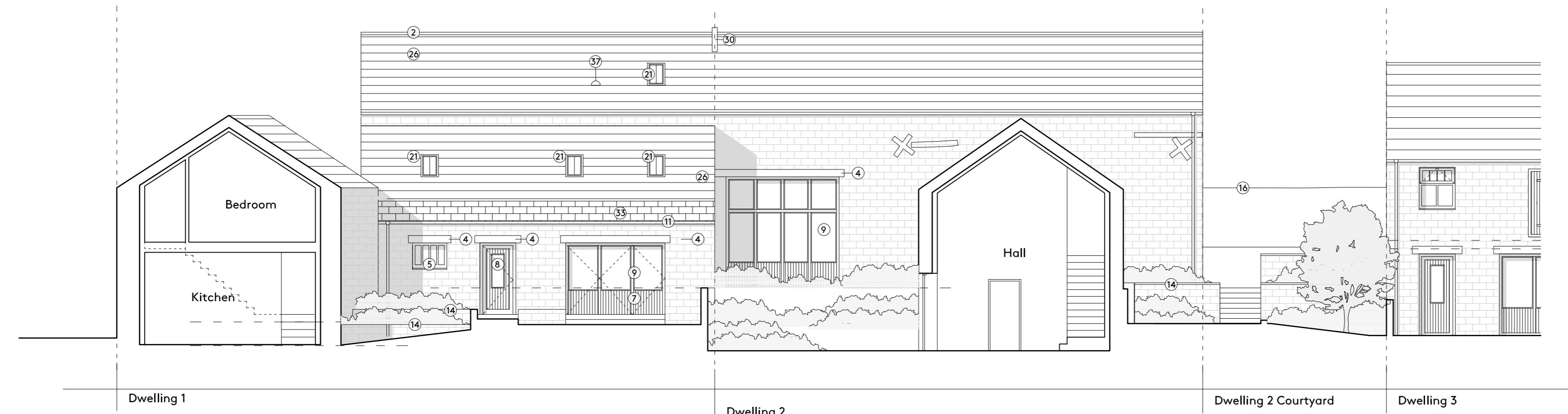


#### Materials Key

- 1 : Natural slate roof
- 02 : Mortar verge & ridge
- 03 : Natural rubble stone walling infill to match existing. Pointing to be flush with bushed finish.
- 04 : Timber Head /Lintel : Existing retained or replaced 'like for like' in appearance. (Concealed modern lintel behind only if structurally required)
- 4A : Concealed modern lintel with timber lintel capping.
- 05 : (Removed)
- 06 : Timber window
- 07 : Timber inset (In door or window)
- 08 : Timber Entrance door
- 09 : Timber Patio Doors
- 10 : Timber shutter (Fixed Postion)
- 11 : Cast Iron Style Gutter
- 12 : Shurb Planting
- 13 : Timber Cycle Store Doors
- 14 : Stone planter
- 15 : New stone retaining wall
- 16 : Existing stone retaining wall
- 17 : Stone Garden Wall
- 18 : Timber Beam
- 19 : Timber Post
- 20 : Timber Clad Refuse Store
- 21 : Conservation rooflight (The Rooflight Company : CR14-2)
- 22 : Timber Gate
- 23 : Obscure Glazing
- 24 : Ventilation slot openings in-filled with glass. Deeply recessed.
- 25 : Cast Iron style steel railings
- 26 : Clay pan tile roof
- 27 : Bat loft access : 100mm x 20mm
- 28 : Bat eaves access
- 29 : Morris bat slate
- 30 : Fire Flue
- 31 : Existing concrete plinth clad in stone
- 32 : Timber slat detail replicated as existing.
- 33 : Stone tile eaves detail to match existing.
- 34 : No head as existing
- 35 : Ventilation Holes (Triangles) to be retained as existing - already infill at a deep depth.
- 36 : Existing brick detailing to be retained
- 37 : Leadworx 'Fan' style lead extract vent
- 38 : Leadworx square wall extract vent



Proposed Site Elevation 1 (Extract)



Proposed Section Elevation 1

Window Reference  
"EW-00" - Existing Window 00

Please refer to separate document that provides photos of the existing windows as of Feb 2025.

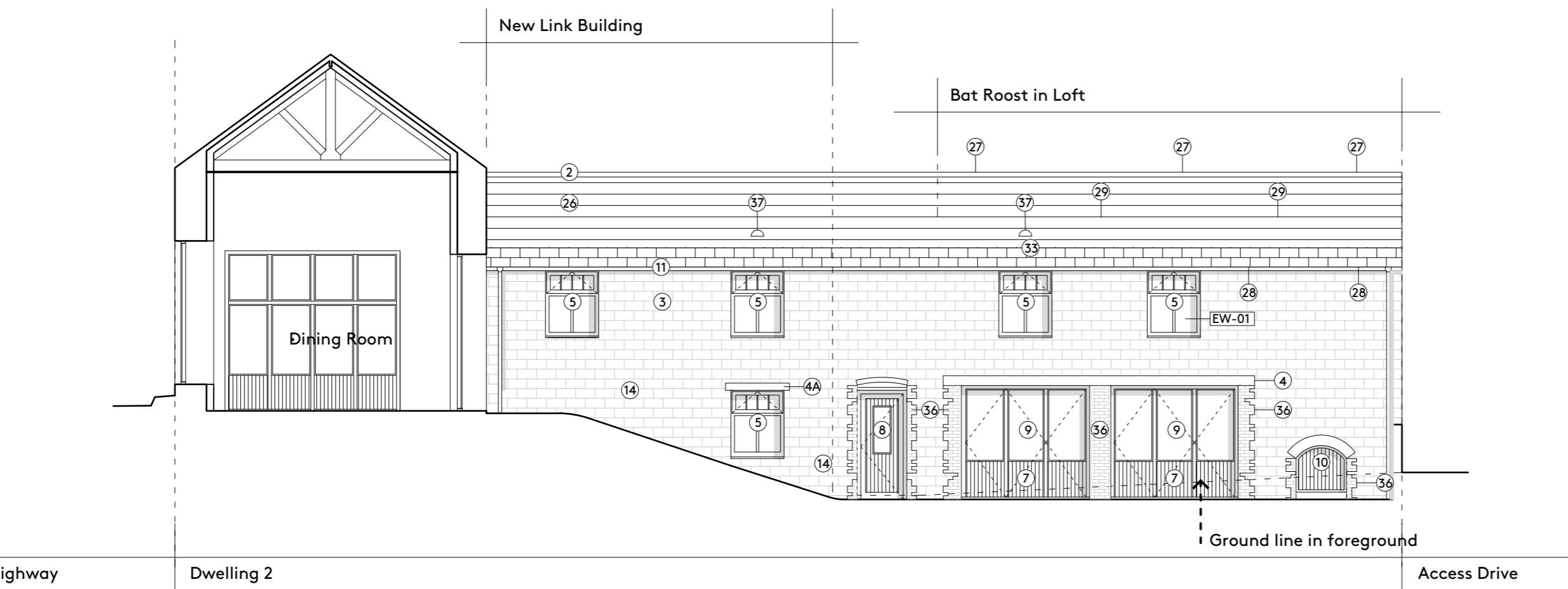
**NOTE :**  
An existing window and door condition survey to be undertaken by a historic specialist to recommend repairs and methodology. If replacements are justified, full construction details to match existing windows to be submitted to the local authority for approval.

Existing openings without a window are not listed. New openings are not listed.

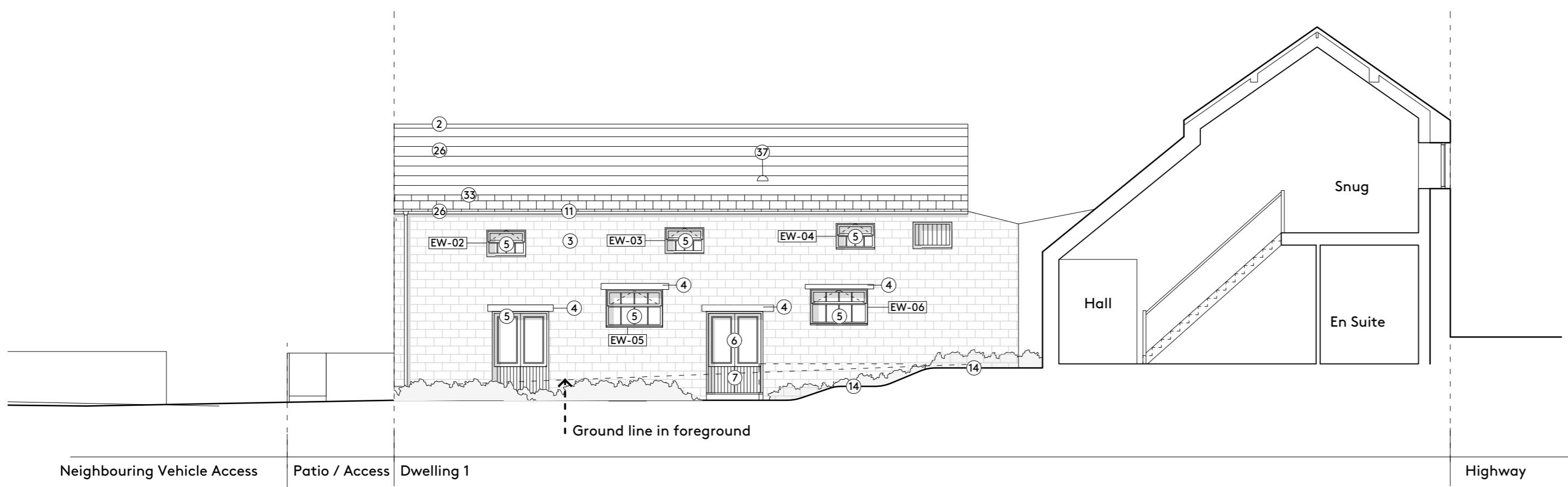


#### Materials Key

- 1 : Natural slate roof
- 02 : Mortar verge & ridge
- 03 : Natural rubble stone walling infill to match existing. Pointing to be flush with bushed finish.
- 04 : Timber Head /Lintel : Existing retained or replaced 'like for like' in appearance. (Concealed modern lintel behind only if structurally required)
- 4A : Concealed modern lintel with timber lintel capping.
- 05 : (Removed)
- 06 : Timber window
- 07 : Timber inset (In door or window)
- 08 : Timber Entrance door
- 09 : Timber Patio Doors
- 10 : Timber shutter (Fixed Postion)
- 11 : Cast Iron Style Gutter
- 12 : Shurb Planting
- 13 : Timber Cycle Store Doors
- 14 : Stone planter
- 15 : New stone retaining wall
- 16 : Existing stone retaining wall
- 17 : Stone Garden Wall
- 18 : Timber Beam
- 19 : Timber Post
- 20 : Timber Clad Refuse Store
- 21 : Conservation rooflight (The Rooflight Company : CR14-2)
- 22 : Timber Gate
- 23 : Obscure Glazing
- 24 : Ventilation slot openings in-filled with glass. Deeply recessed.
- 25 : Cast Iron style steel railings
- 26 : Clay pan tile roof
- 27 : Bat loft access : 100mm x 20mm
- 28 : Bat eaves access
- 29 : Morris bat slate
- 30 : Fire Flue
- 31 : Existing concrete plinth clad in stone
- 32 : Timber slat detail replicated as existing.
- 33 : Stone tile eaves detail to match existing.
- 34 : No head as existing
- 35 : Ventilation Holes (Triangles) to be retained as existing - already infill at a deep depth.
- 36 : Existing brick detailing to be retained
- 37 : Leadworx 'Fan' style lead extract vent
- 38 : Leadworx square wall extract vent



Proposed Sectional Elevation 5



Proposed Sectional Elevation 6

Window Reference  
"EW-00" - Existing Window 00

Please refer to separate document that provides photos of the existing windows as of Feb 2025.

**NOTE :**  
An existing window and door condition survey to be undertaken by a historic specialist to recommend repairs and methodology. If replacements are justified, full construction details to match existing windows to be submitted to the local authority for approval.

Existing openings without a window are not listed. New openings are not listed.

**Detail Architects**  
www.detail-architects.com | +44 (0)113 328 13 13  
INSTA : @DETAIL-ARCHITECTS | E: info@detail-architects.com

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL DIMENSIONS ARE TO BE REPORTED TO THE ARCHITECT FOR APPROVAL. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL CONSULTANT'S INFORMATION. DETAIL ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWINGS

NOTES :

**DRAWING TITLE**  
Barn Conversion  
Proposed Elevation 5 & 6

**Manor Farm**  
Ledsham  
LS25 5LL

CLIENT  
Carter Jonas

PROJECT NO.  
2024-082

DRAWING NO.  
P247

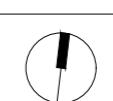
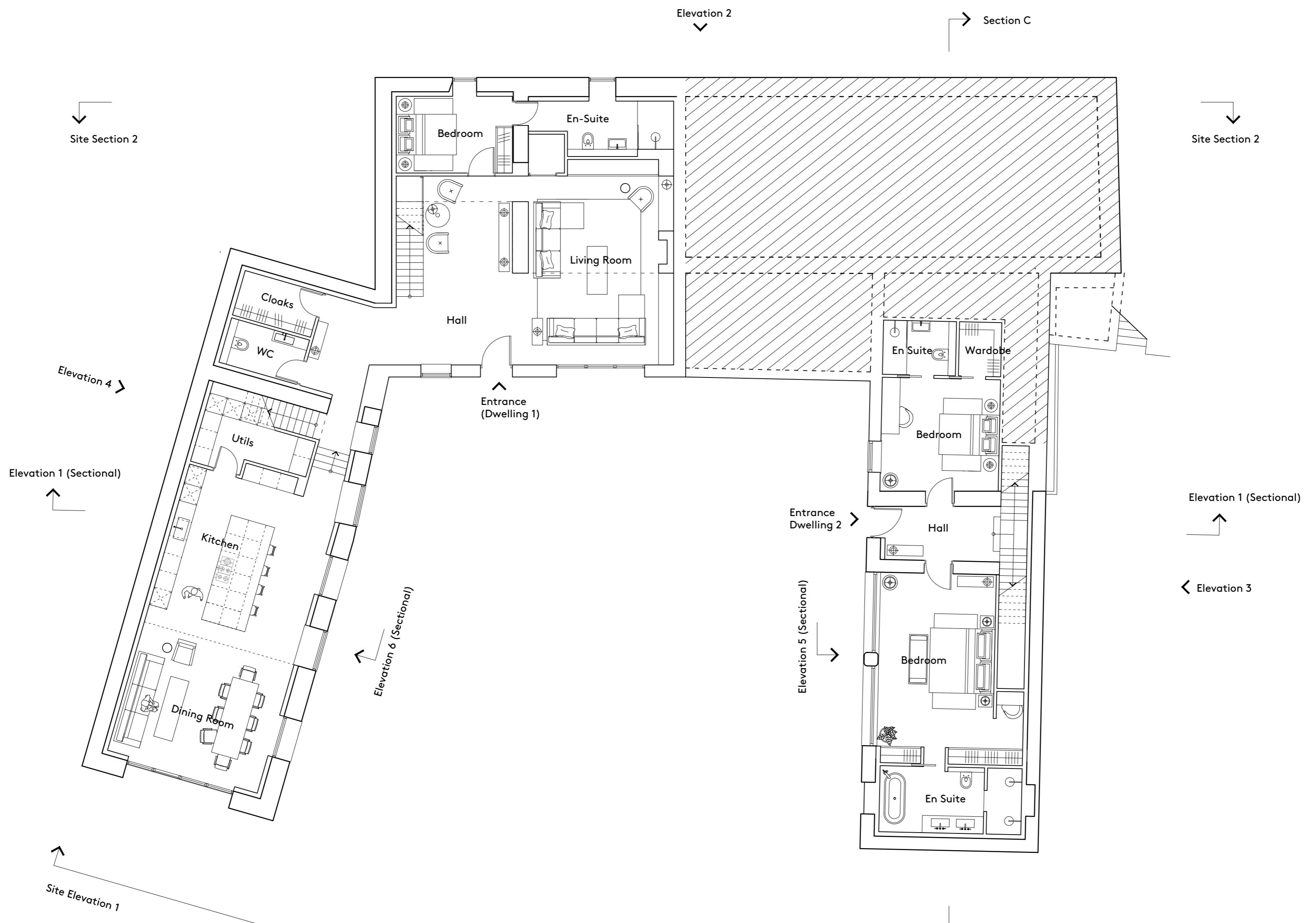
REV  
C

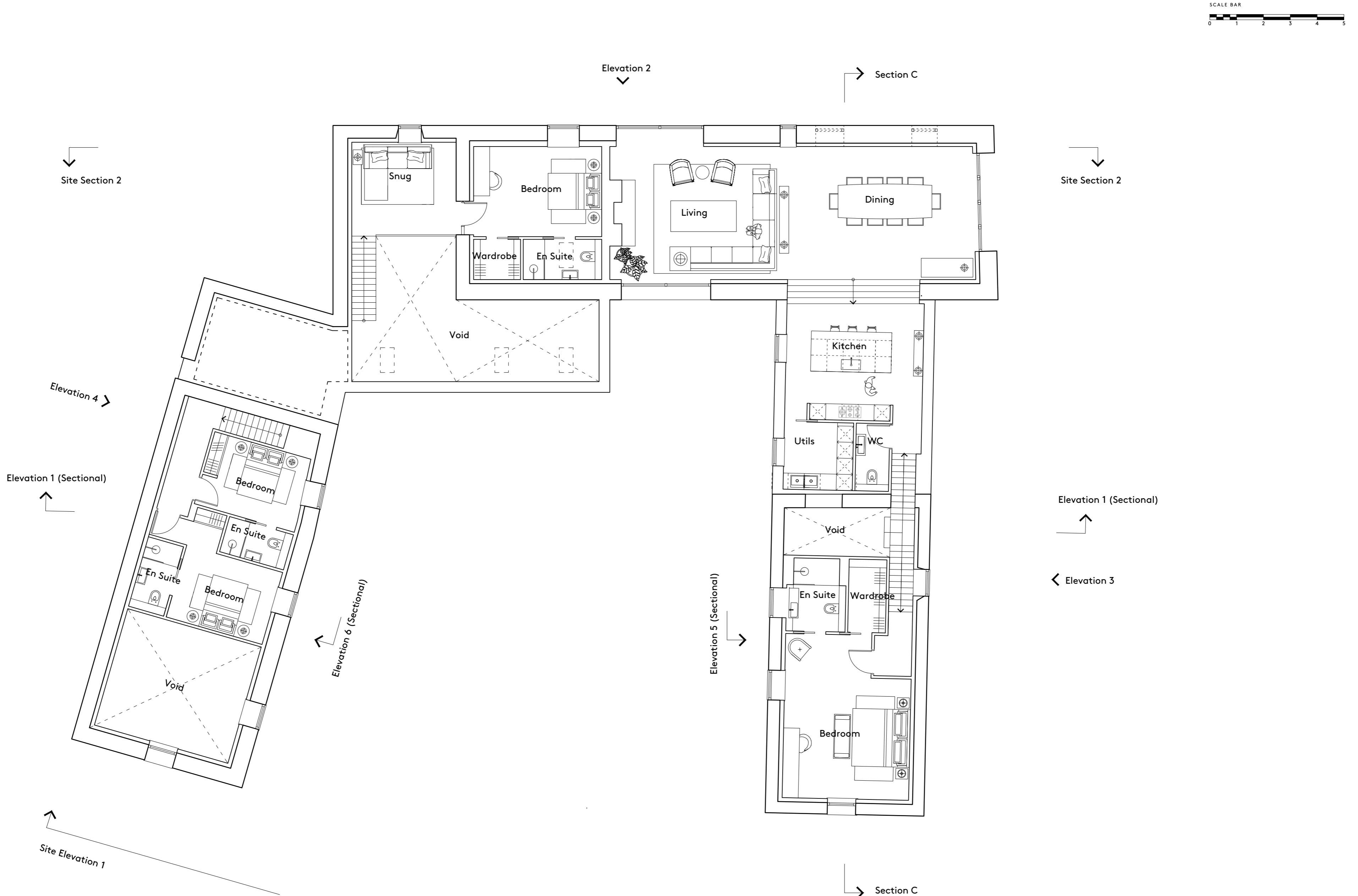
DRAWN BY  
RR

CHECKED BY  
--

DRAWING STATUS  
PLANNING

SCALE  
1:100 @A2



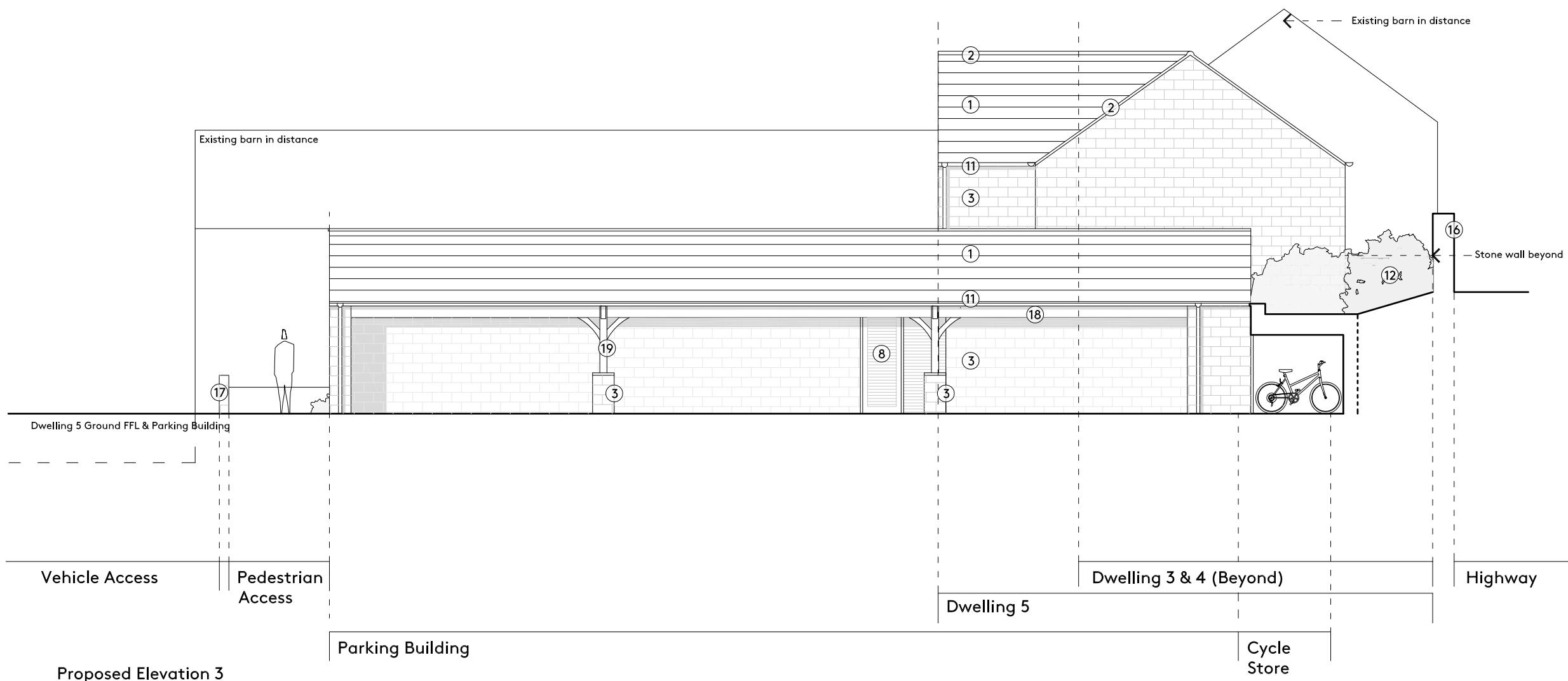


<p><b>Detail Architects</b></p> <p>WWW.DETAIL-ARCHITECTS.COM   +44 (0)115 328 13 13 INSTA : @DETAIL.ARCHITECTS E : INFO@DETAIL-ARCHITECTS.COM</p>				<p>REV DATE DESCRIPTION</p> <p>NOTES :</p>		<p>DRAWING TITLE</p> <p><b>Barn Conversion Proposed Upper Floor Plan</b></p>		<p>Manor Farm Ledsham L25 5LL</p>	
<p>DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. DETAIL ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING</p>				<p>CLIENT Carter Jones</p>		<p>PROJECT NO. <b>2024-082</b></p>	<p>DRAWING NO. <b>F24</b></p>	<p>REV <b>B</b></p>	
				<p>DRAWN BY <b>RR</b></p>	<p>CHECKED BY <b>--</b></p>	<p>DRAWING STATUS <b>PLANNING</b></p>	<p>SCALE <b>1:100 A2</b></p>		

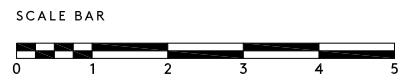


## Materials Key

- 01 : Natural slate roof
- 02 : Mortar verge & ridge
- 03 : Natural stone with flush pointing
- 04 : Smooth natural Stone header / sill
- 05 : Timber windows (Sash replica)
- 06 : Timber window
- 07 : Timber inset (In door or window)
- 08 : Timber Entrance door
- 09 : Timber Patio Doors
- 10 : Timber shutter (Fixed Postion)
- 11 : Cast Iron Style Gutter
- 12 : Shurb Planting
- 13 : Timber Cycle Store Doors
- 14 : Stone planter
- 15 : New stone retaining wall
- 16 : Existing stone retaining wall
- 17 : Stone Garden Wall
- 18 : Timber Beam
- 19 : Timber Post
- 20 : Timber Clad Refuse Store
- 21 : Conservation rooflight
- 22 : Timber Gate
- 23 : Obscure Glazing
- 24 : Slot openings in-filled with recessed smooth stone.
- 25 : Cast Iron style steel railings
- 26 : Clay pan tile roof
- 27 : Bat loft access : 100mm x 20mm
- 28 : Bat eaves access
- 29 : Morris bat slate
- 30 : Fire Flue
- 31 : Existing concrete plinth clad in stone

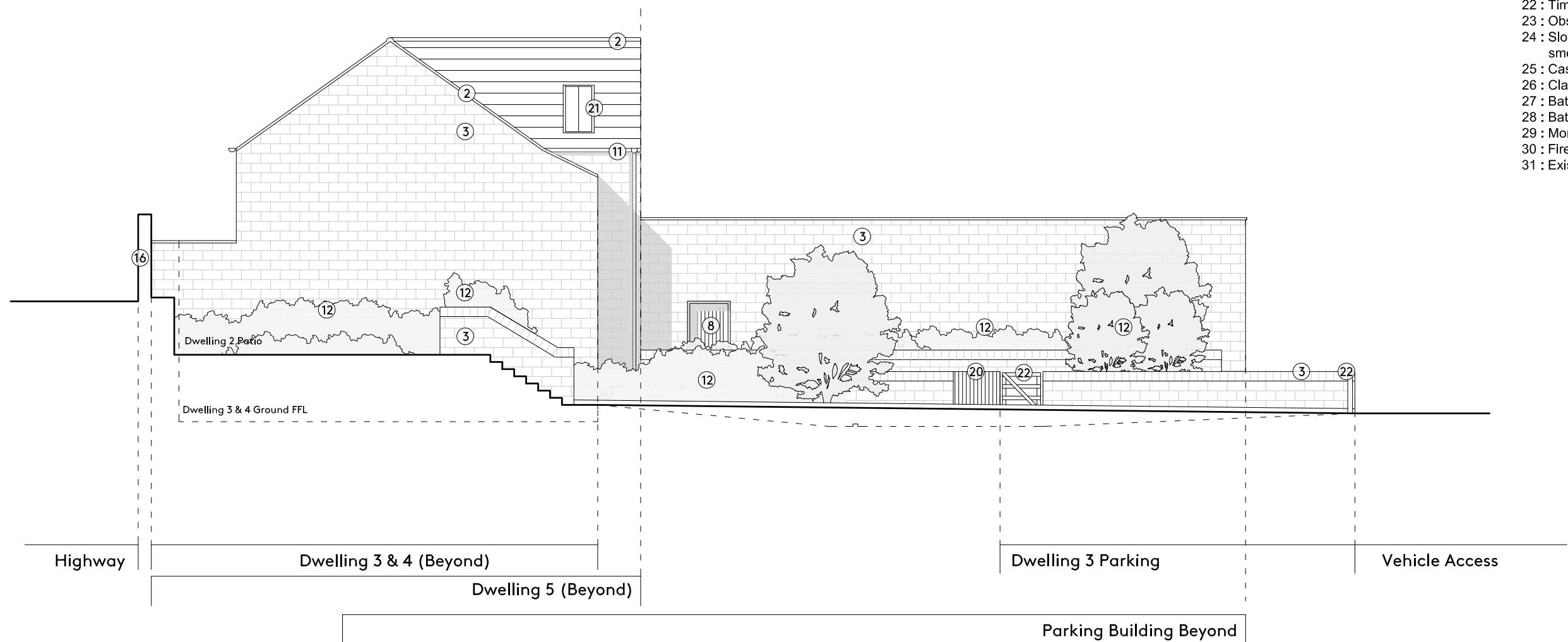


<p><b>Detail Architects</b></p> <p>WWW.DETAIL-ARCHITECTS.COM   +44 (0)113 328 13 13 INSTA : @DETAIL.ARCHITECTS E : INFO@DETAIL-ARCHITECTS.COM</p>	REV	DATE	DESCRIPTION	<p>NOTES :</p> <p>DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. DETAIL ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING</p>	<p>DRAWING TITLE <b>New Build Dwellings Proposed Elevation 3</b></p>	<p><b>Manor Farm Ledsham LS25 5LL</b></p>		
			CLIENT <b>Carter Jonas</b>	PROJECT NO. <b>2024-082</b>	DRAWING NO. <b>P217</b>	REV <b>-</b>		
<p>DRAWN BY <b>RR</b></p>			CHECKED BY <b>--</b>	<p>DRAWING STATUS <b>PLANNING</b></p>				
				<p>SCALE <b>1:100 @A3</b></p>				



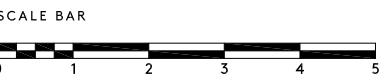
#### Materials Key

- 01 : Natural slate roof
- 02 : Mortar verge & ridge
- 03 : Natural stone with flush pointing
- 04 : Smooth natural Stone header / cill
- 05 : Timber windows (Sash replica)
- 06 : Timber window
- 07 : Timber inset (In door or window)
- 08 : Timber Entrance door
- 09 : Timber Patio Doors
- 10 : Timber shutter (Fixed Postion)
- 11 : Cast Iron Style Gutter
- 12 : Shurb Planting
- 13 : Timber Cycle Store Doors
- 14 : Stone planter
- 15 : New stone retaining wall
- 16 : Existing stone retaining wall
- 17 : Stone Garden Wall
- 18 : Timber Beam
- 19 : Timber Post
- 20 : Timber Clad Refuse Store
- 21 : Conservation rooflight
- 22 : Timber Gate
- 23 : Obscure Glazing
- 24 : Slot openings in-filled with recessed smooth stone.
- 25 : Cast Iron style steel railings
- 26 : Clay pan tile roof
- 27 : Bat loft access : 100mm x 20mm
- 28 : Bat eaves access
- 29 : Morris bat slate
- 30 : Fire Flue
- 31 : Existing concrete plinth clad in stone



Proposed Elevation 4

Detail Architects	REV	DATE	DESCRIPTION	NOTES :	DRAWING TITLE	Manor Farm		
						Ledsham LS25 5LL		
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL CIRCLES AND REFERENCED DRAWINGS RELATED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. DETAIL ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING					New Build Dwellings Proposed Elevation 4	PROJECT NO.	DRAWING NO.	
					Carter Jonas	2024-082	P218	REV
					DRAWN BY	RR	--	
					CHECKED BY			
					DRAWING STATUS	PLANNING	SCALE	
							1:100 @A3	



#### Materials Key

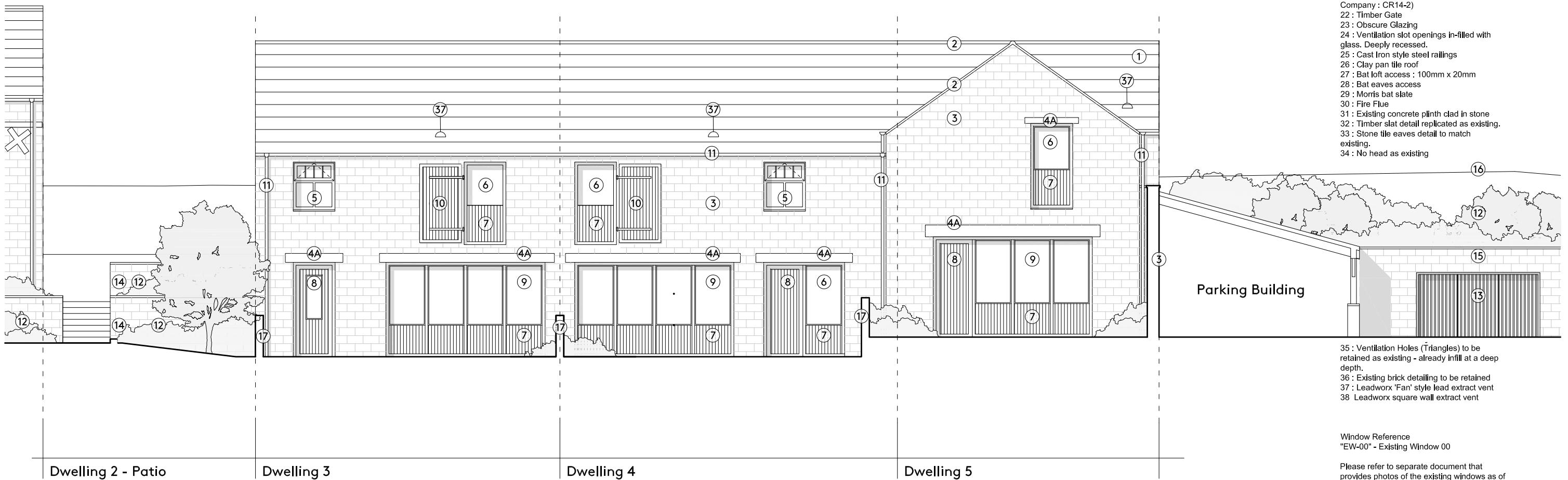
- 1 : Natural slate roof
- 02 : Mortar verge & ridge
- 03 : Natural stone coursed walling ; 215mm. To be split face, but without any noticeable pitch. Tumbled and lightly pre-weathered.
- 04 : Timber Head /Lintel : Existing retained or replaced 'like for like' in appearance. (Concealed modern lintel behind only if structurally required)
- 4A : Concealed modern lintel with timber lintel capping.
- 05 : (Removed)
- 06 : Timber window
- 07 : Timber inset (In door or window)
- 08 : Timber Entrance door
- 09 : Timber Patio Doors
- 10 : Timber shutter (Fixed Position)
- 11 : Cast Iron Style Gutter
- 12 : Shurb Planting
- 13 : Timber Cycle Store Doors
- 14 : Stone planter
- 15 : New stone retaining wall
- 16 : Existing stone retaining wall
- 17 : Stone Garden Wall
- 18 : Timber Beam
- 19 : Timber Post
- 20 : Timber Clad Refuse Store
- 21 : Conservation rooflight (The Rooflight Company : CR14-2)
- 22 : Timber Gate
- 23 : Obscure Glazing
- 24 : Ventilation slot openings in-filled with glass. Deeply recessed.
- 25 : Cast Iron style railings
- 26 : Clay pantile roof
- 27 : Bat loft access : 100mm x 20mm
- 28 : Bat eaves access
- 29 : Morris bat slate
- 30 : Fire Flue
- 31 : Existing concrete plinth clad in stone
- 32 : Timber slat detail replicated as existing.
- 33 : Stone tile eaves detail to match existing.
- 34 : No head as existing

- 35 : Ventilation Holes (Triangles) to be retained as existing - already infill at a deep depth.
- 36 : Existing brick detailing to be retained
- 37 : Leadworx 'Fan' style lead extract vent
- 38 : Leadworx square wall extract vent

Window Reference  
"EW-00" - Existing Window 00

Please refer to separate document that provides photos of the existing windows as of Feb 2025.

**NOTE :**  
An existing window and door condition survey to be undertaken by a historic specialist to recommend repairs and methodology. If replacements are justified, full construction details to match existing windows to be submitted to the local authority for approval.

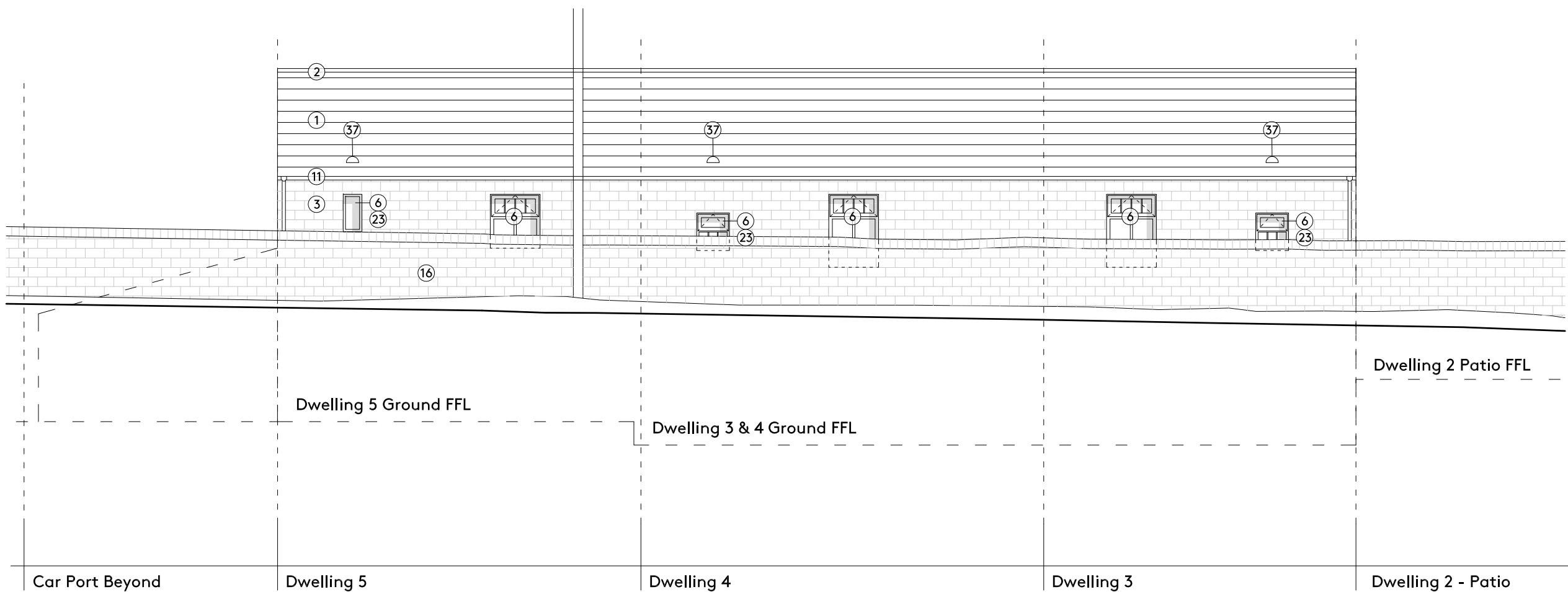


Detail Architects	REV	DATE	DESCRIPTION	NOTES :	DRAWING TITLE	Manor Farm	
						Ledsham LS25 5LL	
WWW.DETAIL-ARCHITECTS.COM   +44 (0)113 328 15 15 INSTA : @DETAIL-ARCHITECTS E : INFO@DETAIL-ARCHITECTS.COM					CLIENT Carter Jonas	PROJECT NO. 2024-082	DRAWING NO. P215
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL CIRCLES AND REFERENCED NOTES RELATED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. DETAIL ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING					DRAWN BY RR	CHECKED BY --	REV A



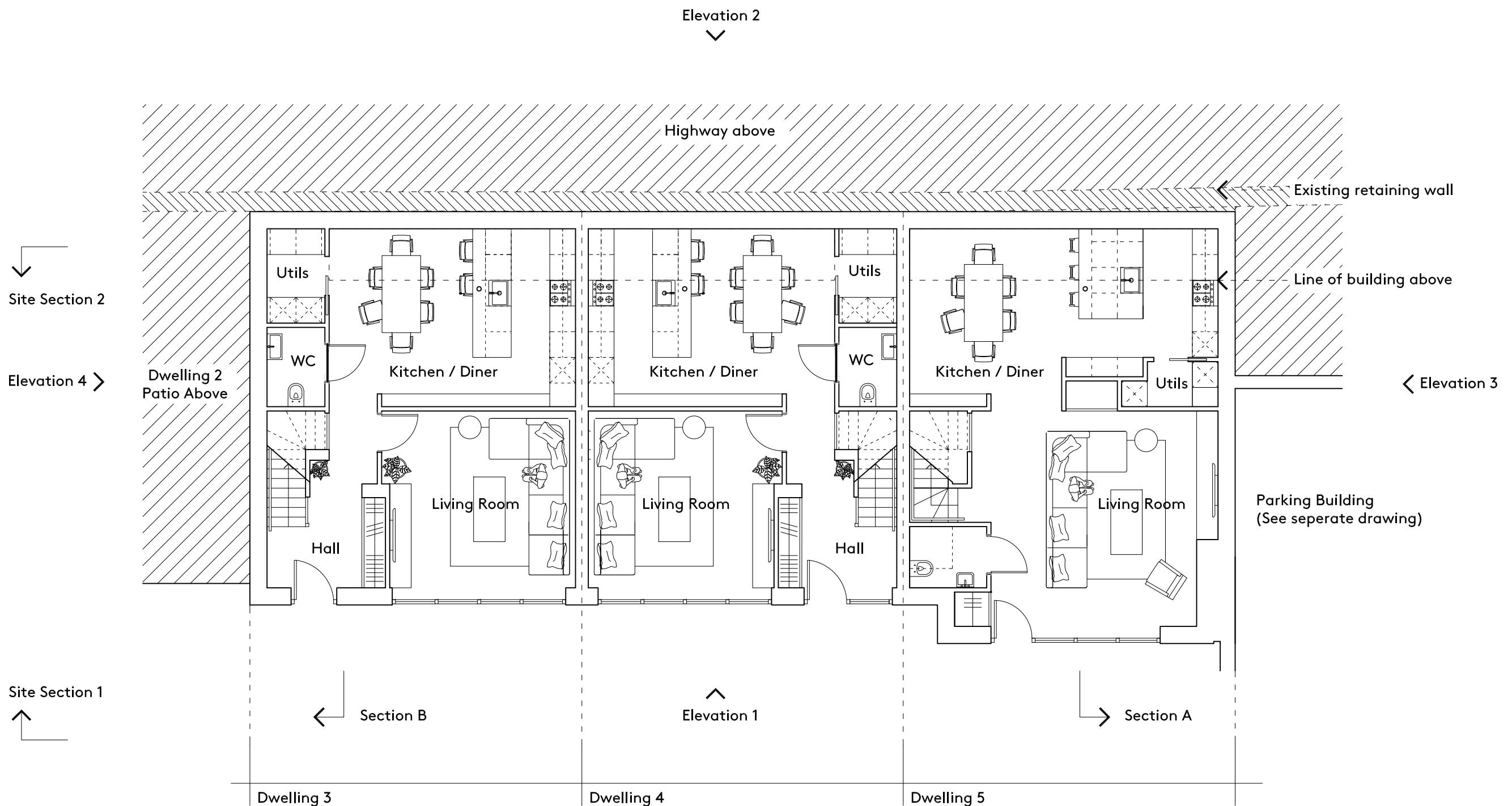
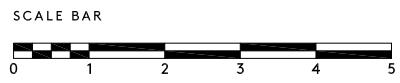
#### Materials Key

- 1 : Natural slate roof
- 02 : Mortar verge & ridge
- 03 : Natural stone coursed walling ; 215mm. To be split face, but without any noticeable pitch. Tumbled and lightly pre-weathered.
- Pointing to be flush with bushed finish.
- 04 : Timber Head /Lintel : Existing retained or replaced 'like for like' in appearance.
- (Concealed modern lintel behind only if structurally required)
- 4A : Concealed modern lintel with timber lintel capping.
- 05 : (Removed)
- 06 : Timber window
- 07 : Timber inset (In door or window)
- 08 : Timber Entrance door
- 09 : Timber Patio Doors
- 10 : Timber shutter (Fixed Position)
- 11 : Cast Iron Style Gutter
- 12 : Shrub Planting
- 13 : Timber Cycle Store Doors
- 14 : Stone planter
- 15 : New stone retaining wall
- 16 : Existing stone retaining wall
- 17 : Stone Garden Wall
- 18 : Timber Beam
- 19 : Timber Post
- 20 : Timber Clad Refuse Store
- 21 : Conservation rooflight (The Rooflight Company : CR14-2)
- 22 : Timber Gate
- 23 : Obscure Glazing
- 24 : Ventilation slot openings in-filled with glass. Deeply recessed.
- 25 : Cast Iron style steel railings
- 26 : Clay pan tile roof
- 27 : Bat loft access : 100mm x 20mm
- 28 : Bat eaves access
- 29 : Morris bat slate
- 30 : Fire Flue
- 31 : Existing concrete plinth clad in stone
- 32 : Timber slat detail replicated as existing.
- 33 : Stone tile eaves detail to match existing.
- 34 : No head as existing
- 35 : Ventilation Holes (Triangles) to be retained as existing - already infill at a deep depth.
- 36 : Existing brick detailing to be retained
- 37 : Leadworx 'Fan' style lead extract vent
- 38 : Leadworx square wall extract vent



#### Proposed Elevation 2

Detail Architects	REV	DATE	DESCRIPTION	NOTES :	DRAWING TITLE	Manor Farm	
						Ledsham LS25 5LL	
WWW.DETAIL-ARCHITECTS.COM   +44 (0)113 328 13 13 INSTA : @DETAIL-ARCHITECTS E : INFO@DETAIL-ARCHITECTS.COM					New Build Dwellings Proposed Elevation 2	PROJECT NO.	DRAWING NO.
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL CHANGES AND REVISIONS MUST BE MADE TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. DETAIL ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING					Carter Jonas	2024-082	P216



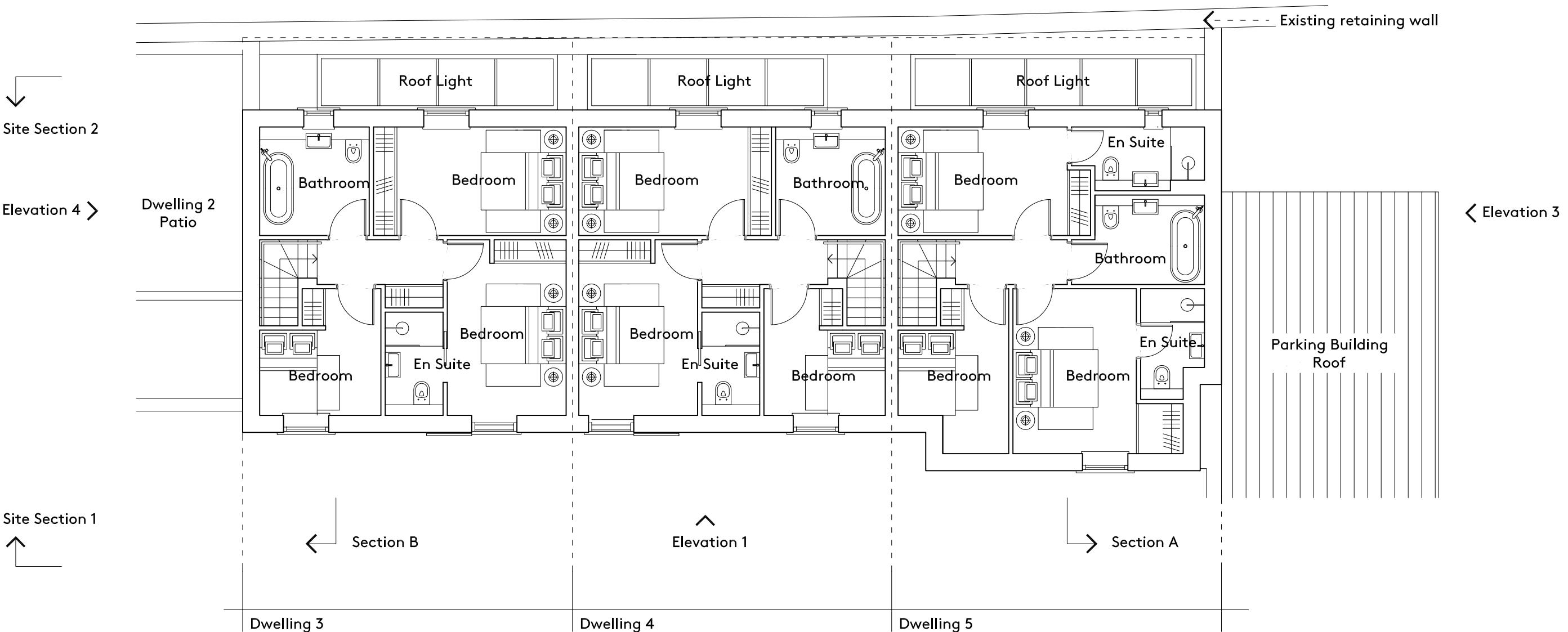
Proposed Ground Floor Plan

<b>Detail Architects</b> WWW.DETAIL-ARCHITECTS.COM   +44 (0)113 328 15 15 INSTA : @DETAIL-ARCHITECTS E : INFO@DETAIL-ARCHITECTS.COM	REV	DATE	DESCRIPTION	NOTES :	DRAWING TITLE <b>New Build Dwellings Proposed Ground Floor Plan</b>	Manor Farm Ledsham LS25 5LL	
						CLIENT Carter Jonas	PROJECT NO. 2024-082
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL ORTHOGONAL AND REFERENCED DIMENSIONS ARE TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. DETAIL ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING	DRAWN BY RR	CHECKED BY --	DRAWING NO. P210	REV A	DRAWING STATUS PLANNING	SCALE 1:100 @A3	



Elevation 2  
▼

Highway



Proposed First Floor Plan

**Detail Architects**

WWW.DETAIL-ARCHITECTS.COM | +44 (0)113 328 13 13  
INSTA : @DETAIL-ARCHITECTS E : INFO@DETAIL-ARCHITECTS.COM

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE  
CHECKED ON SITE. ALL DIMENSIONS AND REFERENCED DRAWINGS ARE  
CONTRACTUAL. THIS DRAWING IS TO BE READ IN  
CONJUNCTION WITH ALL CONSULTANTS INFORMATION. DETAIL ARCHITECTS  
LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

REV	DATE	DESCRIPTION

NOTES :



DRAWING TITLE  
**Proposed First Floor Plan**

Manor Farm  
Ledsham  
LS25 5LL

CLIENT  
Carter Jonas

PROJECT NO.  
2024-082

DRAWING NO.  
P211

REV  
A

DRAWN BY  
RR

CHECKED BY  
--

DRAWING STATUS  
PLANNING

SCALE  
1:100 @A3