



## Notice of Decision

Joseph Kemish  
office 2  
Harmans Walk  
6-8 Queen Street  
Southwell  
ng25 0aa

**Town and Country Planning Act 1990**  
**The Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015 (as amended)**

<b>Application for:</b>	Planning Permission
<b>Application No:</b>	25/01824/HOUSE
<b>Applicant:</b>	Mr & Mrs Barker
<b>Agent:</b>	Joseph Kemish
<b>Proposal:</b>	Alterations and extension including removal of conservatory and car port, creation of garden room, covered entrance, remodelling of front gable and increasing size of rear dormers. Creation of separate study/gym.
<b>Site Address:</b>	Tanglewood The Holme Southwell NG25 0NF

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **Grant Planning Permission** for the development described in the above application, subject to the following conditions.

Conditions:

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason:

To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall be carried out and retained in complete accordance with the following approved plans and documents:

- o Application Form - received 14th July 2025
- o Amended Site Location Plan - received 2nd September 2025
- o Proposed Site Plan - Drg. No. 2518(P)06

- o Preliminary Bat Roost Assessment and Emergence Surveys - Clayton - October 2025
- o Emergence & Activity Survey - Clayton - November 2025
- o Outbuilding Plans & Elevations - Drg. No. 2518(P)11
- o Proposed Ground Floor Plan - Drg. No. 2518(P)
- o Proposed West & South Elevations - Drg. No. 2518(P)09
- o Proposed East & North Elevations - Drg. No. 2518(P)10

Reason: So as to define this permission.

03

Prior to any exterior alterations, manufacturers details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: In order to preserve or enhance the character and appearance of the conservation area.

04

Prior to any works to the roof, details of bat nest boxes and or bricks shall be submitted to and approved in writing by the local planning authority. The nest boxes/bricks shall then be installed, prior to occupation, in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: In the interests of maintaining and enhancing biodiversity.

05

The development hereby approved shall be carried out in full accordance with the 'Bat Mitigation Strategy' set out in section 6 of the Preliminary Bat Roost Assessment & Emergence and Activity Surveys' ref.200\_17, by Clayton Ecology, dated November 2025.

Reason: In the interests of maintaining and enhancing biodiversity.

Note to Applicant

01

This application has been the subject of pre-application discussions and has been approved in accordance with that advice. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Councils website at [www.newark-sherwooddc.gov.uk/cil/](http://www.newark-sherwooddc.gov.uk/cil/)

The proposed development has been assessed and it is the Councils view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

03

Biodiversity Net Gain

From the information provided as part of the application, the development granted by this notice is considered exempt from the biodiversity gain condition.

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the condition "the biodiversity gain condition" that development may not begin unless:

a) a Biodiversity Gain Plan has been submitted to the planning authority, and

- b) the planning authority has approved the plan;
- OR
- c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Newark and Sherwood District Council (NSDC).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Details of these exemptions and associated legislation are set out in the planning practice guidance on biodiversity net gain (Biodiversity net gain - GOV.UK ([www.gov.uk](http://www.gov.uk)))

Based on the information available, this permission is considered by NSDC not to require the approval of a biodiversity gain plan before development is begun, because the following reason or exemption is considered to apply - The proposal is for Householder development.

04

All bat species are protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994. This legislation makes it illegal to intentionally or recklessly kill, injure or disturb any bat, or destroy their breeding places. If bats are disturbed during the proposed works, the legislation requires that work must be suspended and Natural England notified so that appropriate advice can be given to prevent the bats being harmed. Natural England can be contacted at the following address: Apex Court, City Link, Nottingham, NG2 4LA (tel: 0300 060 3900).

**A copy of the decision notice and the officer/committee report are available to view on the Council's website.**



*Authorised Officer on behalf of Planning Development, Newark and Sherwood District Council*

Date: 18 December 2025

**Note: Attention is drawn to the attached notes.**

**Important note:**

This permission refers only to that required under the town and country planning acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, including the passing of plans for the purpose of the building regulations which requires additional approval and a separate application must be submitted.

Approval of details (Reserved Matters): Applicants who receive an approval of details, known as “reserved matters”, under previous outline permission are reminded of the requirements as to commencement of the development within the time specified in the conditions attached to the outline permission and to ensure that any other conditions attached to that outline permission are complied with.

Discharge of Conditions: Please note the Discharge of Condition incurs a nationally set fee and the service normally has 8 weeks to respond to each request from date of receipt. Further details are available on our website at: <https://www.newark-sherwooddc.gov.uk/planningdecisions/>

Material samples:

Physical samples of materials for applications **should not** be submitted to the Council. Photographs, brochures/weblinks and detailed product specifications should provide sufficient detail for assessment by officers. If an actual sample is needed, your case officer will contact you to arrange how they wish to view it, this will normally be on site.

Appeals to the Ministry of Housing, Communities and Local Government: If you disagree with the decision of the Local Planning Authority to grant it subject to conditions, then you can appeal to the Planning Inspectorate. It is important to note that there are different time periods in which you can appeal from the date of this notice. Please note, if you seek an inquiry you are asked to give the Planning Inspectorate and local planning authority at least 10 days’ notice that you intend to submit an inquiry appeal. Further information is available on the Planning Inspectorates website at:

- For an appeal against a Householder application - <https://www.gov.uk/appeal-householder-planning-decision>
- For an appeal against a Full Planning application - <https://www.gov.uk/appeal-planning-decision>
- Customer support team by telephone 0303 444 5000

Minor Amendments (not applicable to Listed Building Consent): If you wish to make alterations to a scheme after it has been granted planning approval, some minor changes to approved plans can be dealt with under an amended plan procedure. If this is an option you wish to pursue, the relevant application forms entitled “Application for a non-material amendment following a grant of planning permission” should be completed and returned to us along with scaled plans showing the proposed amendments and a fee. You can submit (and view guidance) your applications online or alternatively, please telephone our Customer Services on 01636 650000 who can arrange for a set to be posted to you.

We will in most cases accept the following as minor amendments to previously approved plans:

- Reduction in the volume/size of the building/extension
- Reduction in the height of the building/extension
- Amendments to windows/doors/openings that will not have any impact on neighbouring properties

However, this advice is given on an informal basis only and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council. We consider the following to normally take a development beyond the scope of the permission and will therefore require a fresh application to be submitted:

- Significant increase in the volume of the building/extension
- Significant increase in the height of the building/extension
- Changes which would conflict with a condition on the original approval

- Additional and/or repositioned windows/doors/openings that will have an impact on neighbouring properties
- Changes which would alter the description of development from the original application
- Amendments that would warrant re-consultation either of neighbours, council departments or statutory bodies

Further details are available on our website at: <https://www.newark-sherwooddc.gov.uk/planningdecisions/>

Disposal of any building waste: If you are having any building or remedial work done on your home or constructing a new dwelling, you have a 'Duty of Care' to ensure your waste is disposed of properly. Any contractor you employ or even if you arrange to have any construction or demolition waste removed yourself, the person you give it to must be a registered waste carrier. You should ask to see their Waste Carriers Licence and obtain a receipt for any waste which is removed. To ensure they are registered, you can also check with the Environment Agency online or by telephoning 08708 506506.

Help to keep our District a cleaner and less polluted place.