



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0635

To One17 Design Chartered Architects
The Dyehouse
Armitage Bridge
Huddersfield
HD4 7PD

DESCRIPTION Conversion of a redundant Dovecot to provide a living accommodation annexe to the existing farm

LOCATION Jowett House Cottage, Bark House Lane, Cawthorne, Barnsley, S75 4AS

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 28/07/2020 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Dwg. no. 3357-PL-01 and Dwg. no. 3357-PL-03) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated. In accordance with Local Plan Policies HE1 and HE3.

- 4 In association with Condition 3, the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated. In accordance with Local Plan Policies HE1 and HE3.

- 5 The development shall be undertaken in accordance with the recommendations (specifically on pages 19 and 20 of this document) and specifications within the Bat Survey Report (Ref. 200901/1) carried out by Whitcher Wildlife Ltd. dated 27th July 2019.

Reason: To safeguard the potential bat roosting habitats, in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

- 6 The annex approved as part of this permission shall remain ancillary to the residential use of the existing dwelling and shall not be used as a separate independent unit.

Reason: In the interests of the residential amenity enjoyed by residents, in accordance with Local Plan Policy GD1: General Development.

- 7 External materials shall match the existing or historic materials in every respect and no construction work will commence until a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.

Reason: To ensure the protection of historic assets, in accordance with Local Plan Policies HE1 and HE3.

- 8 The facing stone to areas of repair (external stair) shall be natural sandstone, matching the existing in terms of colour, general grain size, type of face dressing, and method of coursing.
Reason: To ensure the protection of historic assets, in accordance with Local Plan Policies HE1 and HE3.
- 9 The mortar mix for works to 'make good' alterations (including dressing new openings, small scale infill etc) must be 1:3 (1 part NHL3.5 lime: 3 parts washed river or well graded grit sand), this should be flush pointed than stippled back to reveal the texture of the aggregate and the arises of the stone blocks and aid curing.
Reason: To ensure the protection of historic assets, in accordance with Local Plan Policies HE1 and HE3.
- 10 Windows and doors shall be timber framed and set in the reveal a minimum of 75mm.
Reason: To ensure the protection of historic assets, in accordance with Local Plan Policies HE1 and HE3.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

1	<p>The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.</p> <p>If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.</p>
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Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction.*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 12/10/2020



Joe Jenkinson
Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.