



GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2016/0490

To Andrew Shepherd Architect
453 Glossop Road
Sheffield
S10 2PT

Proposal Conversion of outbuildings to create additional visitor facilities (Listed Building Consent)

At Wortley Hall, The Avenue, Wortley, Sheffield, S35 7DB

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 09 May 2016 and described above.

The consent is subject on compliance with the following conditions:-

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.
Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall only be carried out in accordance with the following documents:
 - a) Drawing titled 'Site Location Plan', numbered L/01 and dated November 2015;
 - b) Drawing titled 'Block Plan as Existing', numbered L/02 and dated April 2016;
 - c) Drawing titled 'Ground and First Floor Plans as Existing', numbered E/01 and dated April 2016;
 - d) Drawing titled 'Elevations and Section as Existing', numbered E/02 and dated April 2016;
 - e) Drawing titled 'Proposed Ground and First Floor Plans', numbered P/01 Revision C and dated April 2016;
 - f) Drawing titled 'Elevations and Sections as Proposed', numbered P/02 Revision C and dated April 2016; and
 - g) Statement titled 'Proposed Alterations To Outbuildings To Create Additional Visitor Facilities at Wortley Hall', prepared by Andrew Shepherd and dated 26 April 2016; as amended by letter dated 4 October 2016, reference ADWS/TJC and attached to an e-mail of the same date.**Reason: For the avoidance of doubt and in the interests of high quality design and the character of the locality, and the historic environment in accordance with CS policies CSP29 and CSP30, UDP policy GS8E, and the relevant planning policy statements in the NPPF.**



- 3 Any new wallstone in areas of significant repair shall match the existing exactly in terms of sandstone type, grain size, colour, bed heights, face dressing and method of coursing.
Reason: In the interests of high quality design and character of the locality, and the historic environment in accordance with CS policies CSP29 and CSP30, UDP policy GS8E, and the relevant planning policy statements in the NPPF.
- 4 Defective mortar shall be raked out to twice the depth of the width of the original joint by hand. Any repointing shall use 1 part lime (NHL 3.5) to 3 parts well graded sand/aggregate or river sand. The joint shall be bagged, brushed or stippled back to a flush or very slightly (1-2mm) concave joint with no horizontal ledge.
Reason: In the interests of high quality design and character of the locality, and the historic environment in accordance with CS policies CSP29 and CSP30, UDP policy GS8E, and the relevant planning policy statements in the NPPF.
- 5 All existing on-site parking/manoeuvring facilities shall be retained for that sole purpose at all times.
Reason: In the interests of highway safety.

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.

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.

- 1 The development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.

Signed

Joe Jenkinson



Dated 02 November 2016

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:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. 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 of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.