BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2020/0071

To Arcus Consulting LLP
1 Mariner Court
Calder Park
Wakefield
WF4 3FL

Proposal Conversion of building into 17no self-contained flats and associated internal and external alterations (Listed Building Consent)

At Holden House, Race Street, Barnsley, S70 1BG

Consent is granted for the proposals which were the subject of the Application and Plans registered by the Council on 03/06/2020 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 amended plans and specifications as approved unless required by any other conditions in this permission.

Plan Nos.
Proposed Layouts 6078=207 F
Proposed Ground Floor 6078=208 E
Proposed First Floor 6078=209 D
Proposed Second Floor 6078=210 D
Proposed Third Floor 6078=211 D
Proposed Roof Layout 6078=212 D
Demolition Ground Floor 6078=213 C
Demolition First Floor 6078=214 C
Demolition Second Floor 6078=215 C
Demolition Third Floor 6078=216 B
Demolition Roof Layout 6078=217 B
Setting Out Ground Floor 6078=218 F
Setting Out First Floor 6078=219 D
Setting Out Second Floor 6078=220 E
Setting Out Third Floor 6078=221 C
Setting Out Roof Layout 6078=222 C
Floor Finishes Ground Floor 6078=223 F
Floor Finishes First Floor 6078=224 C
Floor Finishes Second Floor 6078=225 D
Floor Finishes Third Floor 6078=226 C
Services Ground Floor 6078=227 F
Services First Floor 6078=228 C
Services Second Floor 6078=229 E
Services Third Floor 6078=230 C
Fire Strategy Ground Floor 6078=231 E
Fire Strategy First Floor 6078=232 C
Fire Strategy Second Floor 6078=233 C
Fire Strategy Third Floor 6078=234 C
Details 6078=235 A
Ceiling Finishes Ground Floor 6078=236 F
Ceiling Finishes First Floor 6078=237 C
Ceiling Finishes Second Floor 6078=238 D
Ceiling Finishes Third Floor 6078=239 C
Proposed Elevations 6078=241 C

Reason: In the interests of the visual amenities of the locality and in accordance with LP Policy D1 - High Quality Design and Placemaking.

3 The external materials shall match those used in the existing building in every respect including the provision of conservation specification rooflights and welsh slate to be applied to the roof slopes.
Reason: In the interests of the visual amenities of the locality and the maintenance of a historic asset in accordance with LP Policies D1 – High Quality Design and Placemaking and HE3 – Development Affecting Historic Buildings.

4 Upon commencement of development a Construction & Construction Traffic Phase Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

* The parking of vehicles of site operatives and visitors
* Means of access for construction traffic
* Loading and unloading of plant and materials
* Storage of plant and materials used in constructing the development
* Measures to control the emission of dust and dirt during construction
* Measures to control noise levels during construction

Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with LP Policies GD1 - General Development and Poll1 - Pollution Control and Protection.

5 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with LP Policy Poll1 - Pollution Control and Protection.

6 Prior to the first occupation of the development hereby permitted, the proposed on-site cycle parking/storage facilities shall be laid out in accordance with the approved plan. Following installation they shall be maintained in good working order at all times thereafter for the lifetime of the development.
Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard in line with LP Policies T3 - New Development and Sustainable Transport and T4 - New Development and Transport Safety.

7 Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure the development is provided with a sufficient level of internet service at a standard that meets future requirements in line with LP Policy I1 – Infrastructure.

Informative(s)

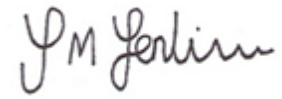
Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively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

Signed Dated 27/11/2020



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.