



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2021/1370

To WHp Architecture
18 Heymoor Studio
18 Abbey Road
Shepley
Huddersfield
HD8 8EP

DESCRIPTION Erection of 3 car garage

LOCATION Noblethorpe Hall, Barnsley Road, Silkstone, Barnsley, S75 4NG

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 16/11/2021 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 (4176 Dwg Nos. 02 Rev. A, 03 Rev. A, 04 Rev. A & 5 Rev. A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 3 External materials (generally) shall match the existing or historic materials in this setting. No construction work shall 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: In the interests of Local Plan Policy HE3 Developments affecting Historic Buildings.

- 4 The walls shall be constructed of coursed sandstone to protect the setting of the adjacent listed building. Before commencement of works, a one-metre-square sample panel of stonework showing the pointing and coursing detail shall be constructed on site and the details approved in writing by the local planning authority. The approved panel shall be retained on site until construction of the building has been completed. Development shall be carried out in accordance with the approved details.
Reason: In the interests of Local Plan Policy HE3 Developments affecting Historic Buildings.
- 5 The mortar mix for pointing works shall be 1 part NHL (3.5) lime to 3 parts washed river or well graded grit sand. The joints shall be stippled, brushed or bagged to reveal the texture of the aggregate and to aid curing and create a slightly concave joint of circa 2-3mm.
Reason: In the interests of Local Plan Policy HE3 Developments affecting Historic Buildings.
- 6 Rainwater goods including gutters and downpipes shall be in cast iron. Gutters shall be mounted on either stone corbels or black metal spiked brackets. Rainwater pipes shall be circular complete with all stop ends, outlets, jointing seals and internal corners and shall include traditional collared connectors with hardwood bobbins and discharge shoe at outlet.
Reason: In the interests of Local Plan Policy HE3 Developments affecting Historic Buildings.
- 7 The roof shall be covered in natural sandstone roof slates laid in diminishing courses with matching ridge tiles. The verge shall be finished with a simple mortar fillet using lime mortar.
Reason: In the interests of Local Plan Policy HE3 Developments affecting Historic Buildings.
- 8 The garage doors and frames shall be timber and mounted in the reveal a minimum of 75mm.
Reason: In the interests of Local Plan Policy HE3 Developments affecting Historic Buildings.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 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.

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.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 02/03/2022



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 twelve weeks 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.