



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2021/1004

To Kit Building Design
10 McIntyre Road
Stocksbridge
Sheffield
S36 1DG

DESCRIPTION Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; increase the size of a window and form a new window to the lounge and replace all windows and door to the cottage; replacement of lintel and cills to 2no windows, 1no serving dining/kitchen on the southern elevation and 1no serving the lounge on the western elevation; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable

LOCATION Dean Head Farm, Nine Hole Cottage, Dean Head Lane, Hunshelf, Sheffield, S36 8YR

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 22/07/2021 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 and specifications as approved unless required by any other conditions in this permission.

Plan references:

- FL19/122 Rev E, FL19/121 Rev D, FL19/125/1 received 4th August 2021
- FL19/126/1/A received 1st September 2021 and
- Proposed block plan received 4th August 2021

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 Upon completion of the approved development the storage container shown on the existing block plan and indicated for removal in the Design and Access Statement shall be permanently removed from site

Reason: Reason: In the interests of the openness and visual amenity of the Green Belt in accordance with Local Plan Policy GB1.

- 4 The garage/workshop/store/stable shall only be used for domestic purposes and not in relation to any business or commercial activity which will require the separate express consent of the Planning Authority.

Reason: In the interests of the openness and visual amenity of the Green Belt and road traffic safety in accordance with Local Plan Policies GB1 and T4.

- 5 Any new infill pointing shall match the existing building, the pointing mix to be lime (NHL 3.5): aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Preparation of the joints will require careful removal of cement by hand at a depth equal to twice that of the width. Pointing mix to be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

- 6 The facing stone of the proposed outbuilding shall be natural sandstone, matching the existing building in terms of colour, general grain size, the type of face dressing and method of coursing and will be pointed with lime mortar. The lime mortar shall be pure lime aggregate to a mix of 1 part NHL 3.5 to 3 parts well graded or river sand and shall be of the same colour or as close as possible to the original line and shall be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

- 7 The flue for the proposed log burner shall be decorated black.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy 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 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 03/09/2021



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 given 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.