BARNSLEY
Metropolitan Borough Council

Growth and Sustainability
Regeneration and Culture
Planning, Policy 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. 2023/0766

To NCA Associates Ltd.
4 Plantation Avenue
Bessacarr
Doncaster
DN4 6SR

Proposal Redevelopment of single storey rear extension, removal of none original render, alterations to existing side and rear windows and reinstatement / repositioning of gate posts (Listed Building Consent)

At Billingley Hall, Back Lane, Billingley, Barnsley, S72 0JF

Consent is granted for the proposals which were the subject of the Application and Plans registered by the Council on 30/08/2023 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 (Nos. 221122 06.1 rev: A; 221122 06.2 rev: A; 221122 05 rev: A; 221122 04.1; 221122 04.2; 221122 03; 221122 02; 221122 01; Eximia Glazing Systems Quotation No 20450v1; Conservation BOX SASH Window 03/06/2019 Revision A; Billingley Hall; 3 Panel - Twin Track on steel rail COR VISION) 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 The windows and doors to be used in the development shall be constructed in either timber or aluminium PPC. The sash windows should be buried in the reveal a minimum of 100mm or to match the existing. Development shall be carried out in accordance with the specific window cill and door specifications supplied and approved.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

4 The facing stone used in the development shall match the existing historic stonework in terms of its type (sandstone) colour, general grain size, type of face dressing, and method of coursing.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

5 Pointing (both re-pointing and new stonework) shall be a hot lime mix as follows:
Raking out of OPC shall utilise handheld plugging chisels or Arbortech's with slim line heritage blades to a depth of 35mm. Raking out shall not utilise angle grinders due to the risk of overcuts to arises. Once prepared, the joints shall be brushed back by hand and thoroughly wetted to the back of the open joint with a hand spray to avoid suction and cracking. The mortar gauging shall include 1 part unslaked powdered quicklime (or 15mm kibble) to 3 parts well graded reiver sand. The aggregate will require sieving to ensure compatibility with the joint width / height. The mortar shall be as dry as possible before pointing at the top of the wall and working downwards to allow cleaning below. The mortar should be packed as tightly as possible into the back of the joint using and pointing key or spatula and finished to a flush or slightly rebated joint. Thereafter pointing should be mist sprayed to control drying and shall be protected from sun, wind, and rain. Hessian sacking should be used to assist protection and work in temperatures below 5 degrees C should be avoided. Once the pointing has gone off and achieved a green set (resistant to a fingernail), it should be brushed and tamped back to close any fine cracks and consolidate the aggregate. Any final cleaning required can be done at this point.
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 Any areas or new render shall utilise a genuine lime render (ideally, lime putty based). This shall comprise three coats of: a bonding / scratch coat, a second straitening coat and a final decorative coat. Cement render or additives shall not be used.
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 roof shall be covered with natural blue grey slate.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

8 Gutters and gown pipes shall be metal (aluminium) and 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.

9 Rooflights shall be genuine conservation specification, low in profile, and vertically emphasised with a single vertical divider. The rooflights 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 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: 25 October 2023



Garry Hildersley
Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

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.