



BARNSELEY
Metropolitan Borough Council

GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) REGULATIONS
1990

APPLICATION NO. 2016/0072

To Mr Kevin Stamps
4 Lewden Garth
Lewden Farm Lane
Worsbrough Dale
Barnsley
S70 4TB

Proposal: Installation of an internal flue and associated works to dwelling (Listed Building Consent)

At: 4 Lewden Garth, Lewden Farm Lane, Worsbrough Dale, Barnsley, S70 4TB

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 05 February 2016 and described above.

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

- 1 The development hereby permitted shall only be carried out in accordance with the following documents:
 - a) Ordnance Survey plan showing the location of Lewden Farm (circled) and the red line planning application boundary;
 - b) Heritage Statement titled 'Proposed Installation of Flue for Wood Burning Stove at 4 Lewden Garth, Lewden Farm Lane, Worsbrough Dale, S70 4TB';
 - c) Drawing showing the view of the proposed flue and existing stench pipe on the front and rear elevations of the property; and
 - d) Flu Pipe Specification (Professional XQ Stove & Fireplace Chimney Systems).

Reason: For the avoidance of doubt and in the interests of high quality design and the character of the locality, and residential amenity in accordance with CS policies CSP29 and CSP30, UDP policy GS8E, the relevant planning policy statements in the NPPF and the SPD - House Extensions.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose, whatsoever, including planning permission for the development.

Signed 
Head of Planning and Building Control

Dated 21 March 2016

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 development hereby permitted must be carried out in accordance with the Conditions attached to this consent and any approved plans and details. Failure to implement the consent in accordance with the 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.
- 2 The whole of Barnsley Borough is within a Smoke Control Area and as such, only a permitted fuel burnt in an appliance approved for use in Smoke Control Areas by the Department for the Environment, Farming & Rural Affairs should be installed. It is also a legal requirement under England and Wales Building Regulations that the installation of the appliance is either carried out under Local Authority Building Control Approval or is installed by a Competent Person registered with a Government approved Competent Persons Scheme. HETAS Ltd operate such a Scheme and a list of their Registered Competent Persons can be found on their website at www.hetas.co.uk.

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.
2. If listed building consent 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 Council of the district a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Extract from Planning (Listed Buildings and Conservation Areas) Regulations 1990.