BARNSLEY
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. 2009/1243

To Mr K Jackson
Skyers House
120 Cemetery Road
Hemingfield
Barnsley
S73 0QH

Proposal Erection of two storey side extension to dwelling (Listed Building Consent)
At Lewden Farm Cottage, Lewden Farm Lane, Worsbrough Dale, Barnsley, South Yorkshire, S70 4TH

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 24 September 2009 and described above.

The consent 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 plans and specifications as approved unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

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 Stephen Moralee
Assistant Director, Planning and Transportation

Dated 04 November 2009

Planning and Transportation Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

3 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

4 The amount of framing on show in the new windows shall replicate and not exceed the maximum exposed framing in the existing mullions.
Reason: In the interest of visual amenity and retention of historic character.

5 The mullions, heads and sills in the extension hereby approved shall be chamfered on their inner surfaces and the windows set deep in the reveal to match the existing windows exactly.
Reason: In the interest of visual amenity.

6 The door to the rear must be timber framed and vertically boarded with a vision light at eye level to reflect the design on the front elevation.
Reason: In the interest of visual amenity

7 The joints between the stone courses of the extension hereby approved shall be mortared with a lime rich mix (please see SPG 19 'Mortar mixes for pointing historic buildings' for guidance), brushed and recessed to 2-3mm.
Reason: In the interest of visual amenity.

8 The guttering on the extension, hereby approved, shall be timber box mounted to match the existing with cast iron downpipes, all coloured black.
Reason: In the interest of visual amenity

9 The new mullion to the front ground level shall include a hood/drip moulding that matches the existing exactly.
Reason: In the interest of visual amenity.

Reason(s) for Granting Permission

1	Conservation Areas - Policy BE1/1A	The proposal complies with Policy BE2/2A in that it preserves the setting/character of the Listed Building.

Informative(s)

1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

2 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

Policy BE2 (Listed Buildings) - Development which would adversely affect the special architectural or historic interest character of the listed building will not be permitted.

Policy BE6 (Design Standards) - The Council will seek to achieve good standards of design for all types of development.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

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 refuse 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.

Planning and Transportation Service **Telephone: 01226 - 772600**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**