



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2023/0879

To Align Property Partners
White Rose House
(2nd Floor)
Northallerton Business Park
Thurston Road
Northallerton
DL6 2NA

DESCRIPTION Erection of extension on the west facing elevation of the building, replacement roof with a new concrete pantile covering and photovoltaic installations, replacement cladding to the east and west facing gable elevations and external works including resurfacing, new air source heat pumps/fenced compound area and new 1.8m high boundary fencing around site perimeter (Amended proposal compared with previous application 2023/0698)

LOCATION New Lodge Crescent Community Centre, New Lodge Crescent, New Lodge, Barnsley, S71 1SH

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 28/09/2023 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 and specifications as approved unless required by any other conditions in this permission.
Plan References
Existing and Proposed Plans BC2206 02-APP-XX-XX-DR-B-000120 P2 received 2nd October 2023
Proposed Elevations BC2206 02-APP-XX-XX-DR-B-000220 P2 received 2nd October 2023
Proposed Roof Plan BC2206 02-APP-XX-XX-DR-B-000130 P2 received 2nd October 2023
Proposed Site Plan and External Works BC2206 02-APP-XX-XX-DR-B-000020 P2 received 2nd October 2023
Site Compound Plan BC2206 02-APP-XX-XX-DR-B-000040 P1
Site Location Plan BC2206 02-APP-XX-XX-DR-B-000001 P2
Topographical Survey 108921 Sheet 1 of 1
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 external materials shall match those specified within the plans outlined above.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.
- 4 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.
- 5 Any gates shall be designed to only open inwards and be permanently retained as such. When in an open position, the pedestrian visibility splays of 2m x 2m at the vehicular access point shall remain safeguarded such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.
Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway and that the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

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 data sheet for the Air Source Heat Pump states "Low Noise mode accessory (reference PAC-SA89TA-EP) available for VHA chassis". The low Noise mode accessory is recommended to be installed due to the proximity of residential properties to the site.

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: 27 October 2023

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line.

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.