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. 2014/0728

To Mr M Mayor and Mrs J Ridge
51 Vicarage Road
Grenoside
Sheffield
S35 8RF

Proposal Repairs to external stonework and chimney stack and replacement of outbuilding roof with a slate roof. (Listed Building Consent)
At 106 Wath Road, Elsecar, Barnsley, S74 8JF

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 25 June 2014 and described above.

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

1 The development hereby permitted shall be begun within 3 years from the date of this permission.
Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2 The development hereby permitted shall only be carried out in accordance with the following documents:
a) The submitted Design and Access Statement for 106 Wath Road; and
b) The submitted annotated photographs.
Reason: For the avoidance of doubt and in the interests of the character and appearance of the Conservation Area and the Listed Building and the visual amenity of the locality in accordance with CS policies CSP29 and CSP30, UDP policy HN13 and the relevant planning policy statements in the NPPF.

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
Head of Planning, Building Control and Sustainability

Dated 11 August 2014

Development Service **Telephone: 01226 - 772000**
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3 The walls of the property shall be constructed of coursed rubble sandstone, matching the original and existing wallstone in terms of colour, grain size, face dressing and general appearance.
Reason: In the interests of the character and appearance of the Conservation Area and the Listed Building and the visual amenity of the locality in accordance with CS policies CSP29 and CSP30, UDP policy HN13 and the relevant planning policy statements in the NPPF.

4 The mortar mix for re-pointing shall be: 1:3 (1 part NHL3.5 lime: 3 parts washed river or well graded grit sand). The pointing mix shall be the same colour as the existing (original) pointing and is to be finished slightly back from arms of surrounding stonework and brushed off to remove laitance and expose aggregate to a depth of 2 or 3mm to match existing in every aspect.
Reason: In the interests of the character and appearance of the Conservation Area and the Listed Building and the visual amenity of the locality in accordance with CS policies CSP29 and CSP30, UDP policy HN13 and the relevant planning policy statements in the NPPF.

5 No development shall take place until full details of the proposed slate tiles have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.
Reason: In the interests of the character and appearance of the Conservation Area and the Listed Building and the visual amenity of the locality in accordance with CS policies CSP29 and CSP30, UDP policy HN13 and the relevant planning policy statements in the NPPF.

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 Listed Building Consent does not in any way infer that consent of the landowner (or any affected adjoining landowners) is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner. This includes permission for erecting scaffolding on neighbouring land. It will also be necessary to maintain any rights of access for neighbours.

If it should transpire that the applicant does not own any of the land included in this consent, or requires permission from neighbouring landowners, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner(s).

2 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.

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.

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