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. 2023/1045

To Purcell
The Liquor Store
The Chocolate Works
Bishopthorpe Road
York
YO23 1FT

Proposal Comprehensive refurbishment of Building 13, Building 20 and Building 21, and development of the public realm (Listed Building Consent)

At Elsecar Heritage Centre, Wath Road, Elsecar, Barnsley, S74 8HJ

Consent is granted for the proposals which were the subject of the Application and Plans registered by the Council on 24/11/2023 and described above.

The approval is subject on compliance with the following conditions:

1 The works authorised by this consent shall begin no later than three years from the date of this consent.
Reason: In order to comply with the provision of Section 18 of the Planning (Listed buildings and Conservation Areas) Act 1990

2 The works authorised by this consent shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

EFAS-PUR-13-GF-DR-A-1016 Building 13 - Ground Floor Removals and Alterations
EFAS-PUR-13-01-DR-A-1015 Building 13 - First Floor Removals and Alterations
EFAS-PUR-20-GF-DR-A-1015 Building 20 & 21 - Ground Floor Removals and Alterations

Proposed Plans
EFAS-PUR-13-GF-DR-A-2006 Building 13 - Ground Floor Proposed
EFAS-PUR-13-01-DR-A-2005 Building 13 - First Floor Proposed
EFAS-PUR-20-GF-DR-A-2005 Building 20 & 21 - Ground Floor Proposed
EFAS-PUR-20-01-DR-A-2004 Building 20 & 21 - First Floor Proposed

Internal Walls
EFAS-PUR-20-XX-DR-A-2010 Building 20 Internal Elevations
EFAS-PUR-21-XX-DR-A-2011 Building 21 - Proposed Internal Elevations

Ceilings
EFAS-PUR-13-01-DR-A-2009 Building 13 - First Floor Reflected Ceiling Plan
EFAS-PUR-13-GF-DR-A-2008 Building 13 - Ground Floor Reflected Ceiling Plan
EFAS-PUR-20-01-DR-A-2007 Building 20 & 21 - First Floor Reflected Ceiling Plan
EFAS-PUR-20-GF-DR-A-2006 Building 20 & 21 - Ground Floor Reflected Ceiling Plan
EFAS-PUR-XX-XX-DR-A-3200 Ceiling Types and Details

Lifts, Ramps and Balustrades
EFAS-OUR-13-ZZ-DR-A-5000 Platform Lift 1
EFAS-OUR-13-ZZ-DR-A-5001 Platform Lift 2
EFAS-PUR-00-XX-DR-A-3701 Building 20 - Ramp and Steps Detail

Roof and External Walls
EFAS-PUR-13-XX-DR-A-3000 Building 13 - Repairs Northwest Elevation
EFAS-PUR-13-XX-DR-A-3001 Building 13 - Repairs Northeast Elevation
EFAS-PUR-13-XX-DR-A-3002 Building 13 - Repairs Southeast Elevation
EFAS-PUR-13-XX-DR-A-3003 Building 13 - Repairs Elevations Short
EFAS-PUR-13-ZZ-DR-A-3004 Building 13 - Repairs Southwest Elevation
EFAS-PUR-13-RF-DR-A-3005 Building 13 - Repairs Roof Plan
EFAS-PUR-13-RF-DR-A-3400 Building 13 - Flat Roof Details Extensions
EFAS-PUR-13-RF-DR-A-3401 Building 13 - Flat Roof Details Valley 1 of 2
EFAS-PUR-13-RF-DR-A-3402 Building 13 - Flat Roof Details Valley 2 of 2
EFAS-PUR-20-XX-DR-A-2000 Building 20 & 21 - Elevations As Proposed
EFAS-PUR-20-RF-DR-A-3006 Building 20 & 21 - Repairs Roof Plan
EFAS-PUR-20-ZZ-DR-A-3410 Building 20 Eaves Detail

Doors and Glazing
EFAS-PUR-13-XX-DR-A-3821 Building 13 - Door Type Elevations
EFAS-PUR-20-XX-DR-A-3811 Building 20/21 - Door Type Elevations
EFAS-PUR-13-XX-DR-A-3901 Building 13 - Glazing Details
EFAS-PUR-20-XX-DR-A-3801 Building 20 & 21 - Glazing Details

Floor and wall Finishes

EFAS-PUR-13-GF-DR-A-3010 Building 13 - Ground Floor, Floor Finishes
EFAS-PUR-13-01-DR-A-3011 Building 13 - First Floor, Floor Finishes
EFAS-PUR-20-GF-DR-A-3010 Building 20 & 21 - Ground Floor, Floor Finishes
EFAS-PUR-20-01-DR-A-3011 Building 20 & 21 - First Floor, Floor Finishes
EFAS-PUR-13-GF-DR-A-3012 Building 13 - Ground Floor Wall Finishes
EFAS-PUR-13-01-DR-A-3013 Building 13 - First Floor Wall Finishes
EFAS-PUR-20-GF-DR-A-3012 Building 20 & 21 - Ground Floor Wall Finishes
EFAS-PUR-20-01-DR-A-3013 Building 20 & 21 - First Floor Wall Finishes

Civil and Structural Engineering
20834-Y-DR-001-T1- B13 First floor proposed interventions and investigations
20834-Y-DR-001-T1- B13 Ground floor proposed interventions and investigations
20834-Y-DR-003-T1- B13 Proposed structural works for first-floor ceiling level and tie beam
20834-Y-DR-005-T2-B20 & B21 ground floor structural and civil interventions
20834-Y-DR-006-T2-B20 alterations to roof structure

Landscape and Public Realm
1244_001F_Existing Site Plan
1244_111F_Hard Landscape
1244_112F_Soft Landscape
1244_121F_Hard Surface Interfaces
1244_122F_Hard Surface Interfaces

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.

3 During construction works, activity shall only take place onsite 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: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

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.

2 The granting of planning permission does not affect the status of species such as owls and bats, which have protection under other legislation. These may be present and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

3 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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: 16 January 2024



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.