BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/0335

To Andrew Bailey Architects
Glendower House
85 Lundhill Road
Wombwell
Barnsley
S73 0RL

DESCRIPTION Erection of first floor and second floor side extensions to dwelling
LOCATION 18 Hall Close, Worsbrough Village, Barnsley, S70 5LN

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 06 May 2014 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 (Nos. 01J 'Plans Existing', 02H 'Elevation 1', 03G 'Elevations', 05A 'Plans Proposed') and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

3 No construction work will commence until a representative sample of all external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

Stephen Moralee

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

Signed
Head of Planning, Building Control and Sustainability

Dated 22 August 2014

Development Service
PO Box 604, Barnsley, S70 9FE
Telephone: 01226 - 772000
Fax: 01226 - 772591

4 All external walls shall be constructed of coursed squared sandstone. The construction of these buildings shall only take place after a one-metre-square sample panel of stonework showing the pointing and coursing has been constructed on site and the details approved in writing by the local planning authority. The approved panel shall be retained on site until construction of the building has been completed. Development shall be carried out in accordance with the approved details.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

5 The mortar mix for the works to should be 1:3 (1 part NHL3.5 lime: 3 parts washed river or grit sand), this should be flush pointed than stippled back to reveal the texture of the aggregate and the arises of the stone blocks.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

6 All windows and doors to be used in the construction of the building shall be constructed in timber. Full details of their frame design, construction, mounting depth (in reveal) and finish (including details of heads and cills, means of opening and glazing pattern) shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

7 The proposed basket archway shall be constructed of smooth ashlar voussoirs samples of which should be submitted to the Local Planning Authority for approval in writing.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

8 All gutters to be timber box section on rise and fall brackets with cast iron circular rainwater pipes complete with all stop ends, outlets, jointing seals and internal corners. Rainwater pipes to include traditional hoppers, collared connectors with hardwood bobbins and discharge shoe at outlet.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

9 Chimney shall be stone construction with a genuine oversailing string to match the existing, it shall also be topped with terracotta pots details of which shall be submitted for the approval of local planning authority in writing. The chimney shall be constructed in accordance with the approved details.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

10 No construction work will commence until full details of the materials and methods of construction of the roof structure of the proposal and its link with the rear of Worsbrough Hall have been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

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 planning permission does not in any way infer that consent of the landowner is given. Please note that a representation was received on the application stating that the proposed extension would obstruct their legal right of way. Please note that the consent of all relevant landowners is required before proceeding with any development.

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 12 weeks 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.

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