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. 2012/0606

**To** JE Architectural Ltd
23 Windmill Road
Wombwell
Barnsley
S73 8PW

**Proposal: Conversion of barn to form extension to existing dwelling. Conversion of part of dwelling into holiday let and installation of 2 windows. (Listed Building Consent)**

**At: Dick Royd Farm, Brook Hill Lane, Carlecotes, Barnsley, S36 4TG**

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 31 May 2012 and described above.

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

1 The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.
**Reason: In order to comply with the provision of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos 02, 03 and email dated 02/07/2012) and specifications as approved unless required by any other conditions in this permission.
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**

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 Regulatory Services

Dated 18 July 2012

**Planning and Regulatory Services** **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 Core Strategy Policy CSP 29, Design.**

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
**Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Core Strategy Policy CSP 34, Protection of Green Belt.**

5 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 Core Strategy Policy CSP 40, Pollution Control and Protection.**

6 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
**Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.**

7 The holiday let unit shall only be occupied as a holiday let and shall not be occupied by any individual family or group for more than 4 weeks in any one period of 12 months.
**Reason: To ensure the property is used appropriately to increase the supply of holiday accommodation in the Borough and to safeguard the appearance of the Green Belt.**

8 The holiday let hereby approved shall be used for holiday purposes only and not as a permanent residence.
**Reason: To ensure the property is used appropriately to increase the supply of holiday accommodation in the Borough and to safeguard the appearance of the Green Belt.**

9 The roof will be covered by natural stone slates laid in diminishing courses with matching ridges bed in mortar.
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29.**

10 The pointing / re-pointing proposed to be carried out in connection with the development shall be in lime rich mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29.**

11 All windows frames and doors shall be in dark stained timber and shall be recessed from the face of the building by at least 75mm in the reveal.
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29.**

12 The proposed rooflights shall be genuine conservation rooflights decorated in black.
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29.**

13 The proposed downpipes shall be cast iron and the guttering shall be timber (box section), mounted on rise and fall brackets (no fascia) and painted black.
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29.**

14 Any areas of facing stone to be repaired or replaced shall match the existing building in terms of colour, general grain size, type of face dressing, and method of coursing.
**Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.**

**Reason(s) for Granting Permission**

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| 1 | Listed Building | The proposal complies with Policy CSP30 in that it preserves or enhances the setting/character of the Listed Building. |

**Informative(s)**

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| 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 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.<br><br>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. |
| 3 | The granting of planning permission does not effect 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 |

**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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