



BARNSELEY
Metropolitan Borough Council

SPLIT DECISION OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) REGULATIONS
1990

APPLICATION NO. 2010/0006

To Mr Peter Thompson
Linwood
Barnsley Road
Dodworth
Barnsley
S75 3JR

Proposal Removal of rear chimney stack, installation of service boxes to front elevation, erection of 1.8m high boundary fence to rear and 0.9m high boundary wall to front and creation of hardstanding and new doorway entrance to front of building (Listed Building Consent) (Revised Description)

At 1-3 High Street, Dodworth, Barnsley, S75 3RF

Consent is **granted in part and refused in part** for the proposals which were the subject of the Application and Plans registered by the Council on 11 January 2010 and described above.

The consent is **granted** for Removal of chimney stack, installation of service boxes to frontage, erection of 1.8 metre high boundary fence to rear and 0.9 metre high boundary wall to front and creation of hard standing 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.
In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved, apart from the new doorway to frontage, shall be carried out strictly in accordance with the plans and specifications as approved unless prior written consent has been given by the Local Planning Authority to any variation.
In the interests of visual amenities of the locality and in accordance with UDP Policy BE6, Design Standard.

Reason(s) for Granting Permission

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.

Stephen Moralee
Signed
Assistant Director, Planning and Transportation

Dated 02 March 2010

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| 1 Conservation Areas - Policy BE1/1A | The proposed removal of chimney stack, installation of service boxes to frontage, erection of 1.8 metre high boundary fence to rear and 0.9 metre high boundary wall to front and creation of hard standing complies with Policy BE2/2A in that it preserves the setting of the Listed Building. |
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Consent is **refused** for a new doorway to frontage.

1. The proposed third doorway to the frontage is considered to erode the original character of the building and unbalance the front façade. The development therefore would be detrimental to the special architectural and historic character of the Listed Building, contrary to UDP Policy BE2A and the advice contained within PPG15.

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 refused 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.