



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION NO. 2015/1463

**To** Mr Adrian Adams  
Creepy Cottage  
Langsett  
Stocksbridge  
Sheffield  
S36 4GY

**DESCRIPTION** Variation of condition 4 of app 2013/1017 (Erection of single storey rear extension and reconfiguration of Stanley house and conversion of adjacent barn to form a single dwelling) to allow changes to roof materials.

**LOCATION** Stanley House, Manchester Road, Langsett, Sheffield, S36 4GY


Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 22 December 2015 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 plans and specifications as approved unless required by any other conditions in this permission:  
The development hereby approved shall be carried out strictly in accordance with the plans as follows:  
SW008\_PL001 Location and Block Plan  
SW008\_PL002 Existing Site Plan  
SW008\_PL003 Proposed Site Plan  
SW008\_PL004 Existing Floor Plan  
SW008\_PL005 Existing Elevations Sheet 1  
SW008\_PL006 Existing Elevations Sheet 2  
SW008\_PL007 Existing Sections  
SW008\_PL008 Proposed Floor Plans  
SW008\_PL009 Proposed Elevations Sheet 1  
SW008\_PL010 Proposed Elevations Sheet 2  
SW008\_PL011 Proposed Sections  
Bat Emergence and Bird Survey by arbtech received by email 15 October 2013  
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.

Signed   
Head of Planning and Building Control

Dated 12 February 2016

- 3 The walls shall be constructed of coursed squared sandstone typical of the locality, samples of which shall be submitted to and approved by the local authority prior to the construction of the buildings. 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: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30**
- 4 The roof covering shall be of Grays Artstone reproduction slates.  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30**
- 5 Pointing and re-pointing to be cement: lime (NHL 3.5): sand: mortar mix of parts 1:1:6 or 1:2:9 with sand comprising 3 parts soft to 3 parts sharp grit sand (or well graded alternative). Pointing mix to be of the same colour as the existing and 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 3 mm to match existing in every respect.  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30**
- 6 All timber windows, doors and frames shall be either dark stained timber or painted in an agreed colour and shall be set in the reveal by at least 75mm.  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30.**
- 7 All areas of patent glazing or aluminium framed glazing shall be decorated in dark grey or an agreed alternative.  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30.**
- 8 Roof lights to be genuine conservation style roof lights, with black low profile framing and a single vertical divider  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30.**
- 9 Gutters to be black seamless aluminium (ogee section) mounted on rise and fall brackets, with matching circular rainwater pipes and discharge shoes mounted on hardwood bobbins  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30.**
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.**
- 11 Three bird boxes and a bat box shall be installed in accordance with the recommendations of Table 7 and Table 8 and Appendix 4 of the approved document Bat Emergence and Bird Survey within 6 months of the date of the permission.  
**Reason: In the interests of biodiversity.**

## 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 Care should be taken during the works and if in the highly unlikely event that a bat is discovered all work must stop and further advice sought from a licenced bat worker
- 2 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

- 3 The development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning 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
- 4 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.

## **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.