



GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2024/0365

To Mr Robert Watkins
Dean Head Farm
Dean Head Lane
Snowden Hill
Oxspring
Sheffield
S36 8YR

Proposal Replace all the windows at the property from the current timber, stained / painted frames to those of high grade metal frames (aluminium) Replace the main entrance front door to the Kitchen that is currently timber , stained / painted frame with that of a solid, secure and energy efficient Composite Stable Door in a wood grain light oak colour finish. Replace the current Living Room entrance door with that of a aluminium framed window, same as all the rest of the windows, to allow more light into a currently very dark room. Rake out the existing Portland cement pointing to the North and South elevations of the property and re-point with a Lime mortar. Add new solid fuel fires to both the Kitchen and Living room inglenook / fireplaces including metal flue and flue terminal. (Listed Building Consent)

At Dean Head Farm, Dean Head Lane, Hunshelf, Sheffield, S36 8YR

Consent is granted for the proposals which were the subject of the Application and Plans registered by the Council on 07/05/2024 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 and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 The joints shall be excavated by hand tools to a depth of twice the width. No power tools or angle grinders shall be used to avoid the risk of over-cuts. The back of the joints shall be brushed and thoroughly wetted before application of the mortar. The mortar mix shall be 1 part NHL 3.5 to 3 parts well graded aggregate or washed river sand. Once a green set has been achieved the pointing shall be brushed back to a slightly recessed joint of 2-3mm. Thereafter the works shall be protected from weathering (rain and sun) by hessian sacking and kept adequately moist until further carbonation has occurred.
Reason: In the interests of the visual amenities of the locality and in the interest of preserving the historical character of the dwelling in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE1 The Historic Environment.

- 4 Windows shall be aluminium framed PPC in beige and shall not be adorned with glazing bars or astragals. The units shall be mounted a minimum of 100mm in the reveal.
Reason: In the interests of the visual amenities of the locality and in the interest of preserving the historical character of the dwelling in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE1 The Historic Environment.

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 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: 12 July 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 given 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.