



BARNSELEY
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. 2011/1227

To Milnthorpe Design Ltd
11A Kingsley Avenue
Sandal
Wakefield
WF2 7EA

Proposal Alterations to existing dwelling and conversion of part of barn to dwelling (Listed Building Consent)

At Clock House, Birthwaite Hall Farm, Huddersfield Road, Darton, Barnsley, S75 5JS

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 30 September 2011 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 and specifications as approved unless prior written consent has been given by the Local Planning Authority to any variation (Plans received 5th September 2011).
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 30, The Historic Environment.
- 3 The alterations to the external appearance of the building(s) shall be made good using materials matching those of the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy

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 Morales
Signed
Assistant Director, Planning and Regulatory Services

Dated 21 November 2011

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (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 LDF Core Strategy Policy CSP 34, Protection of Green Belt.
- 5 All new window openings to the principally listed barn shall include both natural heads, cills and jambs and will include a chamfer / stepped detail on the inner edge matching existing window openings on the northern elevation of the listed barn.
Reason: In accordance with LDF Core Strategy Policy CSP 29, Design.
- 6 All new window frames shall be in dark stained timber or hardwood, and shall be recessed from the face of the building by at least 75mm.
Reason: In accordance with LDF Core Strategy Policy CSP 29, Design.
- 7 The new single leaf door to the southern elevation shall be dark stained timber or hardwood, vertically boarded, ledged and braced unless otherwise agreed in writing by the Local Planning Authority.
Reason: In accordance with LDF Core Strategy Policy CSP 29, Design.
- 8 Detailed design and specification of the bi-folding door arrangement to the cart opening in the south elevation will be submitted and approved in writing by the Local Planning Authority prior to construction.
Reason: In accordance with LDF Core Strategy Policy CSP 29, Design.

Reason(s) for Granting Permission

- | | |
|-------------------|--|
| 1 Listed Building | The proposal complies with Policy CSP 30 of the Core Strategy in that it preserves the setting and character of the Listed Building. |
|-------------------|--|

Informative(s)

- 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.

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:-

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.