



GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2022/0632

To Julie Murray
4 Brookside Close
Sheffield
S12 4LE

Proposal Demolition of walling and roof, erection of rear two storey extension, installation of velux roof windows, erection of garage block, erection of stone boundary walls, amendment to vehicular access and installation of gates (part retrospective) (Listed Building Consent)

At Bank House Farm, High Street, Silkstone, Barnsley, S75 4FZ

Consent is granted for the proposals which were the subject of the Application and Plans registered by the Council on 13/07/2022 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the plans (Nos C/21/P1, C/21/P2 Rev C, C/21/P3 Rev F, Heritage Statement dated August 2022, Structural Report dated August 2022, Preliminary Roost Assessment dated September 2022) 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 Local Plan Policy D1 High Quality Design and Place Making.
- 2 The external skin of the northern gable wall shall utilise salvaged masonry from the original walls and shall be rebuilt exactly as per the original arrangement in terms of the coursing detail and bed depths as shown in the photographs at Figure 8, Figure 9 and Figure 10 of the Heritage Statement - Report TJC2021.73 submitted in support of this application.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.

- 3 The external skin of the southern gable wall shall utilise salvaged masonry from the original walls and shall be rebuilt exactly as per the original arrangement in terms of the coursing detail and bed depths as shown in the photograph at Figure 13 of the Heritage Statement - Report TJC2021.73 submitted in support of this application.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 4 All rebuilt openings shall utilise salvaged (not newly cut or redressed) sandstone heads and cills as per the original arrangement and as shown in the photographs at Figure 8, Figure 9 and Figure 13 of the Heritage Statement - Report TJC2021.73 submitted in support of this application.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 5 All external corners shall include and replicate exactly the enlarged quoins as shown in in the photographs at Figure 8, Figure 9, and Figure 13 of the Heritage Statement - Report TJC2021.73 submitted in support of this application.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 6 External materials shall match the existing or historic materials in every respect and shall also match those submitted and approved under application number 2022/0315.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 7 The facing stone used in the repair of the rear wings and side gable walls of the listed building shall utilise salvaged stone from the existing building plus new sandstone as required that matches the historic stonework in terms of its colour, general grain size, type of face dressing, and method of coursing.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 8 All wall joints to the development shall be pointed with a pure lime aggregate mix of a ratio of 1 part lime (NHL 3.5) to 3 parts well graded aggregate or river sand. Before curing, the joints will be gently bagged or brushed back to a concave (circa 2-3 mm) joint.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 9 New or replacement roof covering shall be natural stone slates laid in diminishing courses with matching ridge tiles and a mortar fillet at the verge.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.

- 10 All new or replacement windows, doors and frames used in conjunction with this development shall be timber and shall be mounted in the reveal a minimum of 75mm. Full details of their design, construction, and finish (including details of heads and cills, means of opening and glazing pattern) shall match those submitted and approved under application number 2022/0315.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 11 Rooflights shall be genuine conservation style, low in profile, vertically emphasised, decorated in black with a single vertical divider.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 12 Gutters to be timber box section or traditional metal half round in profile decorated black on black metal brackets with circular metal rainwater pipes complete with all stop ends, outlets, jointing seals and internal corners. Rainwater pipes to include traditional collared connectors with hardwood bobbins and discharge shoe at outlet.
Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with Local Plan Policies HE1 The Historic Environment and HE3 Developments Affecting Historic Buildings.
- 13 The new driveway, as indicated on the submitted plan, shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and be made available for the access, parking and turning of motor vehicles prior to the development being brought in to use, and shall be retained for that sole purpose at all times.
Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety.
- 14 The two bat boxes shown on the approved plans shall be in place prior to the occupation of the building and shall thereafter be retained as such.
Reason: In the interests of biodiversity in accordance with Local Plan Policy BI01.

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 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

Standing Advice valid from 1st January 2021 until 31st December 2022

- 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.

- 3 The granting of planning permission does not affect 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

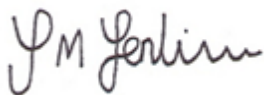
Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- 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 03/11/2022



Joe Jenkinson
Head of Planning, Policy and Building Control

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.