BARNSLEY
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. 2014/0206

To Andrew Bailey Architects
85 Lundhill Road
Wombwell
Barnsley
South Yorkshire
S73 0RL

Proposal Reconstruction of former outbuilding, single storey rear extension link and internal alterations. (Listed Building Consent)

At 10 Market Place, Elsecar, Barnsley, S74 8HH

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 25 February 2014 and described above.

The consent 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 (Nos.BR04C & BR05A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

Stephen Moralee

Signed
Head of Planning, Building Control and Sustainability

Dated 25 April 2014

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.

Development Service **Telephone: 01226 - 772000**
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3 Repaired stonework or new walls shall be constructed of coursed squared sandstone matching the existing in terms of colour, general grain size, type of face dressing, and method of coursing.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.

4 The pointing proposed to be carried out in connection with the development shall be in accordance with the details below;

- On the front elevation the mortar mix for re-pointing should be: 1:3 (1 part NHL3.5 lime: 3 parts washed river or grit sand).

- To the side and rear the mortar mix for repaired or new pointing should be: 1:1:6 (1 part NHL3.5 lime: 1 part cement: 6 parts washed river or grit sand).

- In all cases the mortar should be flush pointed then stippled back to reveal the texture of the aggregate and the arises of the stone blocks creating a gently convex joint to a maximum depth of 3mm.

- Defective or cement pointing should be raked out by hand. Grinders should not be used in order to avoid overcutting of stone blocks.

Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.

5 The rainwater goods shall be carried out in accordance with the details laid out below;

- On the front and rear elevations guttering shall be timber box gutter mounted on corbels.

- On the front elevation the downpipe shall be cast iron (salvaged) using the salvaged iron hopper.

- On the rear elevation downpipes / soil pipes shall be black (upc)

- On the new zinc roofed extension guttering shall be zinc.

Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.

6 The Windows and Doors shall be carried out in accordance with the following requirements;
- The proposed timber windows and door frames shall be set in at least 75mm reveal and decorated in a colour to be agreed.
- The double glazed windows shall utilise slim line units with cavities not exceeding 8mm and a genuine through glazing bar arrangement.
- Mastic / sealant between timber door / window frames and masonry shall be burned sand mastic.

Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.

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	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 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
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 decision to grant planning permission has been taken having regard to the saved policies and proposals in the Barnsley Unitary Development Plan, the policies and proposals in the Core Strategy and to all relevant material considerations, including Supplementary Planning Guidance: Core Strategy Core Strategy Policy CSP 29 'Design' sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings. Policy CSP 30 'The Historic Environment' - We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment. Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve. SPDs/SPGs Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should: 1. be of a scale and design which harmonises with the existing building 2. not adversely affect the amenity of neighbouring properties 3. maintain the character of the street scene and 4. not interfere with highway safety. This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

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 refuse 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.

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