



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. 2015/1164

To Mrs Alyson Ronan
Upper Bagden House
Bagden Lane
Clayton West
Huddersfield
HD8 9LQ

Proposal: Demolition of existing annex, garage and outhouse and rebuild annex and erection of extension to existing listed building (Listed Building Consent)

At Queen Anne's Lodge, Rockley Lane, Worsbrough, Barnsley, S75 3DS

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 23 September 2015 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 plans and specifications as approved unless required by any other conditions in this permission:
2013-05 Loc 1 Location Plan
213-05 Loc 02 Surveyed Block Plan
2013-05 EX01 REV C Existing Plans and Elevations
2013-05 PR01 REV J Proposed Plans
2013-05 PR02 REV G Proposed Elevations
Heritage Statement dated July 2014
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,
whatsoever, including planning
permission for the development.

Signed 
Head of Planning and Building Control

Dated 27 October 2015

- 3 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.
- 4 Areas of new walling shall be constructed of coursed random rubble sandstone, samples of which shall be submitted to and approved by the local authority prior to the commencement of works on site. 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 detail
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with CSP 30.
- 5 The mortar mix for works for the repair of existing pointing and areas of new walling should be 1:3 (1 part NHL3.5 lime: 3 parts washed river or well graded grit sand). Preparation of the joints will require careful removal of any cement or perished lime mortar by hand at a depth equal to twice that of the width. Pointing mix to be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with CSP 30.
- 6 All windows and doors to be used in the construction of the building shall be constructed in timber. Full details of their design, construction and finish (including details of heads and cills, rebate, means of opening, glazing pattern, and decoration) shall be submitted to and approved in writing by the local planning authority before the commencement of works on site. The details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with 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.

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.