



BARNLSLEY

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. 2009/0706

To Hylo Design
50 Church Street
Brierley
Barnsley
S72 9HT

Proposal Erection of single storey rear extension to dwelling. (Listed Building Consent)

At Middlewood Lodge, Doncaster Road, Darfield, Barnsley, South Yorkshire, S73 9HQ

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 09 June 2009 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 18 of the Planning (Listed Buildings and Conservation Areas).

- 2 Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

The external materials shall match those used in the existing building as follows:

Coursed sandstone to match existing.
Timber windows and doors decorated to match existing, colour magnolia.
Retention of trefoil headed window (converted to doorway).

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 *Stephen Morales*
Assistant Director, Planning and Transportation

Dated 22 July 2009

Sandstone flags to the roof to match existing (not slate).
Stone heads and cills to match existing.
Cast Iron rainwater goods.

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

- 3 The pointing proposed to be carried out in connection with the development shall be in lime mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

- 4 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved (Drawings JPD/D/1, JPD/D/2 and JPD/D/3) unless prior written consent has been given by the Local Planning Authority to any variation.

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

Reason(s) for Granting Permission

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|---|---|---|
| 1 | Alteration/extension to dwellings in the Green belt - Policy GS8E | The proposal complies with Policy GS8E in that the new dwelling is not larger than the original, the extension does not exceed the size of the original dwelling, the original dwelling remains the dominant visual feature/the extension is subsidiary to the main dwelling, the construction of a high standard of design, it would not adversely effect on amenity of local residents, it would not adversely affect the appearance of the locality. |
| 2 | Visual amenity - Policy GS9 | The proposal complies with Policy GS9 in that the development does not cause any significant harm to the visual amenity of the Green Belt. |
| 3 | Unique | The proposal complies with Policy GS7 in that it maintains the openness of the Green Belt. |

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 decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

Policy GS7 - Development within the Green Belt
Policy GS8A - Re-use of buildings within the Green Belt
Policy GS8E - Proposals to replace, alter or extend dwellings in the Green Belt
Policy GS9 - visual amenity of the Green Belt
Policy BE6 - Design Standards

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 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.