



BARNSLEY
Metropolitan Borough Council

CONSERVATION AREA CONSENT

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) REGULATIONS
1990

APPLICATION NO. 2012/0378

To MBooth Design Ltd
11 Crowden Walk
Pogmoor
Barnsley
South Yorkshire
S75 2LU

Proposal Demolition of existing dwelling and garages to facilitate erection of 1no two storey dwelling with detached garages with annex (Conservation Area Consent)

At 6 Cliff Hill Lane, Cawthorne, Barnsley, South Yorkshire, S75 4HJ

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 30 March 2012 and described above.

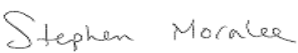
The consent is subject on compliance with the following conditions:

- 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 proposed demolition shall only be carried out prior to facilitating the construction of a new dwelling under planning application reference 2012/0377.
Reason: To ensure the redevelopment of the site, and enhancement of the Conservation Area.

Reason(s) for Granting Permission

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| 1 Conservation Areas - Policy CSP30 | The proposal complies with Policy CSP30 in that the replacement dwelling approved under application 2012/0377 is of high quality design and materials, which will enhance the appearance of the Conservation Area. |
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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
Assistant Director, Planning and Regulatory Services

Dated 21 May 2012

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse conservation area 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 conservation area 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.