BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/1485

To Mr Neal Charlton
Buttress Fuller Alsop Williams Architecture
31-33 Princess Street
Manchester
M2 4BF

DESCRIPTION a) Restoration of conservatory and erection of a single storey conservatory extension and associated landscape works (planning permission).

b) Listed building consent for the restoration of conservatory and associated works

LOCATION Wentworth Castle, Lowe Lane, Stainborough, Barnsley, S75 3ES

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 04 January 2011 and described above.

The approval is subject on compliance with the following conditions:

a) Planning Permission

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 under the following plan references 7090(05)001 Rev B, 7090(05)005 Rev B, 7090(04)102, 7090(04)001, 7090(04)002, 7090(04)010 Rev D, 7090(04)101, 7090(04)012 Rev C, 7090(04)011 Rev A, 7090(05)003 Rev B, 7090(05)002 Rev B, 7090(05)04 Rev B, 7090(06)001 Rev C, 7090(04)023 Rev B, 7090(04)022 Rev C, 7090(04)021 Rev C, 7090(04)003 Rev B, D132019_LD_006, D132019_LD_005, D132019_LD_006, D132019_LD_010, D132019_LD_009, D132019_LD_007, D132019_LD_004, 7090(47)001 and 7090(06)001 Rev C, 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.

Stephen Moralee

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed
Assistant Director, Planning and Transportation

Dated 16 March 2011

Planning and Transportation Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

3 No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- A sample area of work and tiles to be used on the Conservatory floor.
- A sample area of stone cleaning.
- A representative paint sample. It is accepted the chosen colour may not be the original, but the most representative colour of the Conservatory 'in its prime'.

The development shall then be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

4 No development shall take place until detailed drawings are provided showing the conjunction between the existing Conservatory roof and the new build section (and the associated abutment) to ensure water tightness whilst allowing the necessary differential movement.
Reason: To ensure the future longevity of the Listed Building.

5 Prior to the commencement of any operations at the site, which have the potential to injure or kill great crested newts or damage their habitat, a license must be obtained from Natural England. This will consist of the submission of a method statement and reasoned statement of application. The method statement will provide details of the survey, impacts and proposed mitigation strategy. The method will usually require the trapping of any great crested newts in the area where terrestrial habitat is to be affected, and the maintenance of temporary amphibian fencing (TAF) around the site during vegetation clearance and building works. As both small and medium sized populations are present, up to 60 days trapping in the affected area will be necessary (English Nature, 2001). Trapping can only be undertaken during the active season of mid March to October. The details shall also be agreed in writing by the Local Planning Authority.
Reason: In the interests of Ecology and to ensure the protection of a protected species.

6 Prior to the commencement of any operations on site, a pre - construction badger survey should be carried out to confirm the continued disuse of the on site derelict badger sett, and to identify any new setts that may have been created in the vicinity of the site. Should any active setts be found, an exclusion zone of 30m for heavy machinery (generally tracked vehicles), 20m for lighter machinery (generally wheeled vehicles) and 10m for light work (hand digging or scrub clearance) will need to be maintained around those setts. Full details of the survey shall be submitted and agreed by the Local Planning Authority prior to commencement.
Reason: To protect any Badgers which may be present on the site.

7 The existing cast iron grating should be stripped, conserved and re used where possible.
Reason: To conserve original parts of the structure.

b) Listed Building Consent

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 under the following plan references 7090(05)001 Rev B, 7090(05)005 Rev B, 7090(04)102, 7090(04)001, 7090(04)002, 7090(04)010 Rev D, 7090(04)101, 7090(04)012 Rev C, 7090(04)011 Rev A, 7090(05)003 Rev B, 7090(05)002 Rev B, 7090(05)04 Rev B, 7090(06)001 Rev C, 7090(04)023 Rev B, 7090(04)022 Rev C, 7090(04)021 Rev C, 7090(04)003 Rev B, D132019_LD_006, D132019_LD_005, D132019_LD_006, D132019_LD_010, D132019_LD_009, D132019_LD_007, D132019_LD_004, 7090(47)001 and 7090(06)001 Rev C, 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.

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Reason: To ensure the future longevity of the Listed Building.

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Reason(s) for Granting Permission

1	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.
2	Conservation Areas - Policy BE1/1A	The proposal complies with Policy BE1/1A in that it proposes to restore an 'At Risk Building' of Grade II* status, which will enhance the character and appearance of Conservation Area.
3	Conservation Areas - Policy BE1/1A	The proposal complies with Policy BE2/2A in that it enhances the setting of a Grade I Listed Building and restores a Grade II* Listed Building.

Informative(s)

1 The granting of planning permission does not effect 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

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 giving 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.

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