BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2009/1568

To Coda Studios
Hope Works
25 Mowbray Street
Sheffield
S3 8EL

DESCRIPTION Conversion of barn to form additional living accommodation
LOCATION Middle Broad Oak Farm, Gunthwaite, Penistone, Sheffield, S36 7GE

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 06 January 2010 and described above.

The approval 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 in strict accordance with the amended plans and specifications received on 24/02/2010 (Drawing No. 1693-004 REV E, 1693-003 REV D,), unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.

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 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 03 March 2010

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4 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.

5 Any new facing stone or areas of repair to the proposed development shall match the existing building 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 and in accordance with UDP Policy BE6, Design Standards.

6 Rainwater goods/ soil vent pipes should be black ogee or box section cast iron or aluminium.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

7 This approval relates solely to the conversion of the existing building, and no rebuilding (other than that shown on the drawings hereby approved) shall be carried out.
Reason: For the avoidance of doubt, as the site lies within the Green Belt wherein rebuilding would be contrary to national policy and in accordance with UDP Policy GS8A, the re-use and adoption of buildings in the Green Belt.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with UDP Policy GS7, Development in the Green Belt.

9 In accordance with the bat survey submitted by Whitcher Wildlife Ltd, dated 18th February 2010, and prior to the commencement of any works a further dusk emergence survey shall be carried out between May and August to establish whether bats are active within maternity and nursery roosts. The details shall be submitted to the Local Planning Authority along with mitigation measures to prevent disturbance should bats be identified. The scheme shall then proceed in accordance with the approved details.
Reason: To ensure the protection of bats in line with the requirements of Planning Policy Statement 9 " Biodiversity and Geological Conservation".

10 If any work is to commence within the nesting season of March to September it must be immediately preceded by a thorough bird survey and any nests identified must remain completely undisturbed until the young have fledged.
Reason: To ensure the protection of biodiversity in line with the requirements of Planning Policy Statement 9 " Biodiversity and Geological Conservation".

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.

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.