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. 2012/0745

To Michael A Clynch
Architect & Town Planner
14 Huddersfield Road
Ingbirchworth
Sheffield
S36 7GF

Proposal Rebuild, repair and restoration to existing residential unit including installation of new windows and doors, re-roof & erection of porch extension (Listed Building Consent)

At Weavers House, Leapings Lane, Rockside, Thurlstone

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 29 June 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 development hereby approved shall be carried out strictly in accordance with the plans (Nos A1, A2, A3, A4, A5, A6 and A7) and specifications as approved unless required by any other conditions in this permission.
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.

Stephen Moralee

Signed
Assistant Director, Planning and Regulatory Services

Dated 21 August 2012

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

3 Prior to commencement of development details of access and parking for the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the building and retained as such thereafter.
Reason: To ensure adequate off street parking, in the interests of highway safety.

4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy CSP 29, Design.

5 All windows to be used in the construction of the building shall be constructed in timber. Full details of their design, construction and finish shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. Unless otherwise agreed in writing, 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 : To protect or improve the character and appearance of the Listed Building in accordance CSP 30 of the Barnsley Core Strategy.

6 Unless otherwise agreed in writing by the local planning authority all 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 any door surrounds) shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. Unless otherwise agreed in writing, 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: To protect or improve the character and appearance of the Listed Building in accordance CSP 30 of the Barnsley Core Strategy.

7 Pointing to be cement: lime: sand: mortar mix of parts 1:1:6 or 1:2:9 with sand comprising 3 parts soft to 3 parts sharp grit sand. Pointing to be finished slightly back from arms of surrounding stonework and brushed off to remove laitance and expose aggregate to a depth of 2 or 3 mm to match existing (where it survives) in every respect.
Reason: To protect or improve the character and appearance of the Listed Building in accordance CSP 30 of the Barnsley Core Strategy.

8 New or replacement facing stone to the proposed development shall be course grit sandstone, matching the existing in terms of colour, general grain size, type of face dressing, and method of coursing.
Reason: To protect or improve the character and appearance of the Listed Building in accordance CSP 30 of the Barnsley Core Strategy.

9 The roof covering shall be natural stone slate laid in diminishing courses with pointed verges.
Reason:To protect or improve the character and appearance of the Listed Building in accordance CSP 30 of the Barnsley Core Strategy.

10 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

Reason(s) for Granting Permission

1 Unique The proposal complies with Policy CSP30 in that it repairs and restores and existing dilapidated listed building.

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 refuse 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.