



BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/0605

To Andrew Bailey Architects
Glendower House
85 Lundhill Road
Wombwell
Barnsley
S73 0RL

DESCRIPTION Erection of first floor and second floor side extensions to dwelling (Resubmission)
LOCATION 18 Hall Close, Worsbrough Village, Barnsley, S70 5LN

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 21 May 2015 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 strictly in accordance with the plans (Nos LBC05D, LBC 03K) 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.
- 3 No construction work shall commence on the extension until full details of the construction methodology of the roof structure of the proposal and its link with the rear of Worsbrough Hall have been submitted to, and approved in writing by, the Local Planning Authority. The development shall proceed in strict accordance with these details as approved.
Reason: In the interests of the historical integrity of the building in accordance with Core Strategy policy CSP 30.

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

Signed 
Head of Planning and Building Control

Dated 13 July 2015

- 4 No construction work shall commence until a representative sample of all external materials has been submitted to, and approved in writing by, the Local Planning Authority. The development shall proceed in strict accordance with these details as approved
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.
- 5 All external walls shall be constructed of coursed squared sandstone. The construction of these buildings shall only take place after a one-metre-square sample panel of stonework showing the pointing and coursing has been constructed on site and the details approved in writing by the local planning authority. The approved panel shall be retained on site until construction of the building has been completed. Development shall be carried out in accordance with the approved details.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.
- 6 The mortar mix for the works shall be 1:3 (1 part NHL3.5 lime: 3 parts washed river or grit sand), this should be flush pointed than stippled back to reveal the texture of the aggregate and the arises of the stone blocks.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.
- 7 The roof shall be covered by natural stone slates laid in diminishing courses with matching ridges bed in mortar. Verge coping / tabling shall be natural stone to match original and existing.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.
- 8 All windows and doors to be used in the construction of the building shall be constructed in timber. Full details of their frame design, construction, mounting depth (in reveal) and finish (including details of heads and cills, means of opening and glazing pattern) 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 safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.
- 9 The proposed basket archway shall be constructed of smooth ashlar voussoirs samples of which should be submitted to the Local Planning Authority for approval in writing.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.
- 10 All gutters to be timber box section on rise and fall brackets with cast iron circular rainwater pipes complete with all stop ends, outlets, jointing seals and internal corners. Rainwater pipes to include traditional hoppers, collared connectors with hardwood bobbins and discharge shoe at outlet.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.
- 11 The chimney shall be of stone construction with a genuine oversailing string to match the existing, it shall also be topped with terracotta pots details of which shall be submitted for the approval of local planning authority in writing. The chimney shall be constructed in accordance with the approved details.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Means of access for construction traffic
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding where appropriate
- Measures to control the emission of dust and dirt during construction
- Measures to control noise levels during construction

Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

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

Core Strategy Policies
CSP29 - Design
CSP 30 - The historic Environment

Saved UDP Policies
H8A Existing Residential Areas

SPDs/SPGs
Supplementary Planning Document - House Extensions

NPPF
Paragraph 12 conserving and enhancing the historic environment.

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.

- 2 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 3 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

- 4 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

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 12 weeks 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.