



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/0744

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

DESCRIPTION Rebuild, repair and restoration to existing residential unit- including installation of new windows and doors, re-roof & erection of porch extension
LOCATION Weavers House, Leapings Lane, Rockside, Thurlstone

Permission 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 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 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.
- 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.

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 Regulatory Services

Dated 21 August 2012

- 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

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| 1 Conservation Areas - Policy CSP30 | The proposal complies with Policy CSP30 in that it repairs and restores and existing dilapidated listed building. |
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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.