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. 2015/0457

To A+DP Architecture+Design Partnership LLP
The Old Police Station
16 Bridge Lane
Holmfirth
HD9 7AN

Proposal Erection of single storey rear extension, removal of existing conservatory, garage conversion and single storey front extension (Listed Building Consent)

At The Long Barn, Fieldhead Manor, Elmhirst Lane, Dodworth, Barnsley, S75 4LD

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 21 April 2015 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 and specifications as approved unless required by any other conditions in this permission:
14065D-00-P01 - Site Plan
14065D-01-P02 - Plans as existing
14065D-01-P02 - Elevations and sections as existing
14065D-03-P07 - Floor plans as proposed
14065D-04-P06 - Elevations and sections as proposed
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.

Signed
Head of Planning and Building Control

Dated 26 May 2015

Development Service **Telephone: 01226 - 772000**
PO Box 634, Barnsley, S70 9FE **Fax: 01226 - 772591**

3 No construction work shall commence until a representative sample of new roofing materials and facing stone have been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with CSP 30.

4 New areas of wall 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 detail 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: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with CSP 30.

5 The mortar mix for pointing should be: 1:3 (1 part NHL3.5 lime: 3 parts washed river or well graded grit sand). In all cases the mortar should be flush pointed then stippled back to reveal the texture of the aggregate and the arises of the stone blocks creating a gently convex joint to a maximum depth of 3mm.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with CSP 30.

6 No construction work shall commence until representative samples of new doors, windows and rooflights have been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with CSP 30.

7 All new window and door frames to be set in at least 75mm on the reveal.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with CSP 30.

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 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

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 development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.

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.

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