



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. 2013/1083

To Mrs Natalie Garside
A+DP
82 Huddersfield Road
Holmfirth
West Yorkshire
HD9 3AZ

Proposal Erection of single storey side extension to dwelling.(Listed Building Consent)
At Shore Hall Farm, Shore Hall Lane, Millhouse Green, Sheffield, S36 9LY

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 25 September 2013 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 (Site Layout, Ground Floor Plans & Elevations as Existing, Elevations as Proposed and Ground Floor Plan, Roof Plan & Site Layout as Proposed, Location Plan) 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 The walls shall be constructed of coursed sandstone to match the existing building.
Reason: To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.

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 *Stephen Moralee*
Head of Planning, Building Control and Sustainability

Dated 23 October 2013

- 4 The pointing and re-pointing mix to be used for the development shall be cement:lime (NHL 3.5):sand:mortar of parts 1:1:6 or 1:2:9 with sand comprising 3 parts soft to 3 parts sharp grit sand (or a well graded alternative). The pointing work shall be finished slightly back from the arms of surrounding stonework and brushed off to remove laitance and to expose aggregate to a depth of 2 or 3mm.
Reason: To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.
- 5 The gutters to be provided as part of the development shall be timber ogee section on rise and fall brackets or corbels (as appropriate) with cast iron circular rainwater pipes complete with stop ends, outlets, joining seals and internal corners. The associated rainwater pipes shall include traditional collared connectors with hardwood bobbins and a discharge shoe at the outlet.
Reason: To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.
- 6 All external windows and doors shall be recessed by a minimum 75mm and shall be painted to match the existing dwelling.
Reason: To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.

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 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at 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.

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 refused 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.