



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2023/0004

To Mr John Crapper
The Fold
High Street
Billingley
Barnsley
S72 0HY

DESCRIPTION Two storey extension
LOCATION The Fold, High Street, Billingley, Barnsley, S72 0HY

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 23/01/2023 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 and specifications as approved unless required by any other conditions in this permission:
 - Location Plan, received January 23rd 2023
 - Existing Site Plan, received January 23rd 2023
 - Existing Plans and elevations, received January 23rd 2023
 - Heritage Statement received January 23rd 2023
 - Supporting Statement received January 23rd 2023
 - Proposed Site Plan received April 13th 2023
 - Proposed Elevations received April 13th 2023
 - Proposed Floor Plans received April 13th 2023

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 The areas to be used by vehicles, as indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) for a distance of at least 10m into the site and adequate measures shall be so designed into the access to avoid the discharge of surface water from the site on to the highway.
Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety in accordance with Local Plan Policy T4 (New Development and Transport Safety).
- 4 The gates at the vehicular access shall be set back a minimum distance of 5m from the carriageway edge, be designed to open inwards and permanently retained as such for the lifetime of the development.
Reason: To ensure vehicles are able to pull clear of the adopted highway and avoid becoming an obstruction to approaching / oncoming traffic in accordance with Local Plan Policy T4 (New Development and Transport Safety).
- 5 The facing stone of the two storey extensions hereby approved shall be natural sandstone, matching the existing in terms of colour, general grain size, type of face dressing, and method of coursing and corners shall be dressed with quoins to match the existing. The roof shall be covered with natural blue/grey slates with matching ridge tiles and the chimney stack shall be constructed of natural stone to match the walls of a good quality handmade brick to match replacement (historic) chimneys elsewhere in the Billingley Conservation Area.
Reason: To preserve and enhance the appearance of the Billingley Conservation Area and the subject dwelling in accordance with Local Plan Policy HE1 (The Historic Environment) and D1 (High Quality Design and Place Making).
- 6 Pointing used in the development hereby approved shall be recessed to a gently concave joint and not strap or ribbon pointed.
Reason: To preserve and enhance the appearance of the Billingley Conservation Area, the subject dwelling and to prevent long-term harm to the dwelling's stonework in accordance with Local Plan Policy HE1 (The Historic Environment) and D1 (High Quality Design and Place Making).

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated: 5 May 2023

A handwritten signature in dark ink, appearing to read 'J M Jenkinson', written in a cursive style.

Joe Jenkinson
Head of Planning, Policy and Building Control

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

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 twelve 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.