BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/0291

To Peter Thompson
Linwood
Barnsley Road
Dodworth
Barnsley
S75 3JR

DESCRIPTION Change of use of building from residential (C3 Use Class) to office (B1 Use Class) (Retrospective)
LOCATION St John's House, 7 St John's Road, Cudworth, Barnsley, S72 8BY

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 28 March 2012 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby approved shall be carried out strictly in accordance with the plans (Ground Floor Ref No. 2; Proposed First Floor Ref No. 4) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of residential amenity and in accordance with Saved Barnsley UDP Policy H8B, Non Residential Uses in Residential Areas.

2 The business shall only operate between the hours of 0900 and 1700 Monday to Friday, between the hours of 0900 and 1600 on Saturdays and at no time at all on Sundays or Bank Holidays.
Reason: In the interests of residential amenity and in accordance with Saved Barnsley UDP Policy H8B, Non Residential Uses in Residential Areas.

Reason(s) for Granting Permission

1 Unique The proposal complies with Saved Barnsley UDP Policy H8B and Barnsley LDF Core Strategy Policies CSP 26 and CSP 29 in that the use proposed is appropriate in a residential area and will not give rise to any amenity or highway safety issues.

Stephen Moralee

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 04 May 2012

Planning and Regulatory Services **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

Informative(s)

1 The applicant is advised to contact the Local Planning Authority prior to erecting any signage on the building to establish if it requires formal advertisement consent.

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.

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