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. 2013/0563

To Mark Jackson Planning
Gateway House,
19 Great Notley Avenue,
Great Notley Garden Village,
Braintree,
Essex

Proposal Conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3 (Resubmission) (Listed Building Consent)

At Penistone Coal Drops, St. Mary's Street Penistone Sheffield , S36 6DT

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 29 May 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 accordance with Section 18 of the Listed Buildings Act 1990, as amended by S51(4) of the Planning and Compulsory Purchase Act 2004.

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
Service Director Economic Regeneration, Development, Environment & Culture

Dated 20 October 2014

Development Service
PO Box 604, Barnsley, S70 9FE
Telephone: 01226 - 772000
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2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. 0529/001, REDW-2857-116, 01 REV A, 07, 08, 09 REV C, 10 REV C, 11 REV C, 12, 14 REV B, 23, 24, 25 REV K, 26, 27 REV C, 28, 29 and submitted documents:- Energy Statement, Acoustic Report, Drainage Impact Assessment, Planning Statement, Design and Access Statement, Transport Assessment, Strategic Report, Ecological Impact Assessment, Structure Appraisal, Desk Study Parts 1 and 2.) and specifications as approved under planning permission 2013/0544 unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

3 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

4 Windows and doors shall be timber framed and recessed in the reveal to at least 75mm. Rooflights shall be genuine conservation style rooflights with a single vertical divider in black metal frame.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

5 Down pipes, soil pipes and rainwater goods shall be black. Rainwater goods to be metal (black)
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

6 The pointing shall be lime rich (NHL 3.5) mixed with a suitably coloured well graded aggregate. Pointing will finished by brushing off to form a recessed joint to a depth of 2-3mm
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

7 New and replacement stone to be natural sandstone similar to the existing in terms of grain size, colour, face dressing and method of coursing.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design

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.
3	Under the Building Act 1984, the Council is required to be notified of any demolition exceeding 50 cubic metres carried out within the Borough. Please contact Environmental Services on 01226 772009.

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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