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. 2010/0317

To Mr Stephen Parry
94 The Mount
York
North Yorkshire
YO24 1AR

Proposal Renovation of barn and outbuilding. (Listed Building Consent)
At New Hall Farm Ltd, Doncaster Road, Ardsley, Barnsley, South Yorkshire, S71 5EZ

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 30 March 2010 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 approved plans (drawings nos. 2533/101, 2533/102, 2533/103, 2533/110 and 2533/202), the Design and Access Statement (Ref: 2533/SP/KP, dated 4 March 2010) and the mitigation strategy identified within section 4 of the Wildlife Report by EINC (dated January 2010) unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

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.

Stephen Moralee

Signed
Assistant Director, Planning and Transportation

Dated 14 May 2010

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

3 The developer shall give a minimum of 21 days written notice of commencement of works on site to the South Yorkshire Archaeology Service, (Planning, Transport & Highways, Howden House, 1 Union Street, Sheffield, S1 2HH - Tel: (0114) 273 6428/6354). Thereafter the developer shall afford access at all reasonable times to any staff of the Service or a qualified person nominated by them, so that they can observe any works involving ground disturbance or the alteration of buildings and record any features or finds of archaeological interest.
Reason: To ensure that adequate notice and opportunity is given for recording, where minor archaeological remains are believed or known to exist and in accordance with UDP Policies BE3, Archaeological Sites and BE4.

Reason(s) for Granting Permission

1 Unique The barn is presently in a poor state of repair and its long term retention is questionable if the identified repair works are not carried out. Wherever possible the barns existing materials will be reconditioned/repaired so as to preserve the buildings historic character. Once the works have been completed they will not be recognisable, as such it is not considered that the buildings architectural integrity will be in anyway compromised.

Informative(s)

1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

2 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

BE2 & BE2A Listed Buildings.
GS15 Nature Conservation

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

3 The granting of Listed Building Consent does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk. The applicant is reminded to ensure that all crevices within the barn are thoroughly examined prior to any pointing works being commenced. Any crevices which cannot for any reason be examined should be left open to ensure that no bats are encapsulated in any grouted crevice.

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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