BARNSLEY
Metropolitan Borough Council

CONSERVATION AREA CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2012/1166

To Rose Cottage
High Street
Billingley
Barnsley
S72 0HY

Proposal Erection of summer house (Retrospective) (Conservation Area Consent)

At Rose Cottage, High Street, Billingley, Barnsley, S72 0HY

Consent is **granted** for the proposals, which were the subject of the Application, and Plans registered by the Council on 19 October 2012and described above.

The consent is subject on compliance with the following conditions:

1 The consent is limited to the details shown on the following plans as approved:-

(Nos 2 Scaled Drawings; 3 Illustrative Drawing; 4 Site Plan; 5 Photographs and 6 Dimensions)
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

2 The timber frame of the development hereby approved shall be given a matt dark brown finish within 3 months of the date of this consent.
Reason: To safeguard the visual amenities of the area and in accordance with Core Strategy policy CSP 30.

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
Assistant Director, Planning and Regulatory Services

Dated 06 December 2012

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

Reason(s) for Granting Permission

1 Unique The proposal complies with Barnsley LDF Core Strategy Policy CSP29; CSP30 and SPD: House Extensions in that it is of an appropriate design and will not harm the amenities of the occupiers of the adjoining dwellings or the setting of the Conservation Area.

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.

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse conservation area 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 conservation area 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.

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