



**BARNLSLEY**  
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. 2016/0401

**To** Andrew Shepherd Architect  
453 Glossop Road  
Sheffield  
South Yorkshire  
S10 2PT


**Proposal** Alterations and refurbishment of former staff accommodation to formative outbuilding to rear left of stable block to create a self-contained hotel guest apartment (Listed Building Consent)  
**At** Wortley Hall, The Avenue, Wortley, Sheffield, S35 7DB

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 18 April 2016 and described above.

The consent is subject on compliance with the following conditions:-

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.  
**Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.**

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   
Head of Planning and Building Control

Dated 01 June 2016

- 2 The development hereby permitted shall only be carried out in accordance with the following documents:
- a) Drawing titled 'Site Block Plan and Site Location Plan', numbered L/02 revision A and dated March 2016;
  - b) Drawings titled 'Elevations as Existing', numbered E/02 and dated March 2016;
  - c) Drawing titled 'Elevations as Proposed', numbered P/02 and dated March 2016;
  - d) Drawing titled 'Ground Floor Plan and First Floor Plan as Existing', numbered E/01 and dated January 2016;
  - e) Drawing titled 'Ground and First Floor Plans as Existing', numbered P/01 revision B and dated January 2016;
  - f) Drawing titled 'Ground and First Floor Plans as Proposed', numbered L/03 and dated April 2016;
  - g) Drawing titled 'Roof Plan and Section A-A as Existing', numbered E/03 and dated January 2016;
  - h) Drawing titled 'Roof Plan and Section A-A as Proposed', numbered P/03 and dated March 2016; and
  - i) Statement titled 'Proposed Alterations and Upgrading of Existing Cottage to Form Hotel Accommodation at Wortley Hall', prepared by Andrew Shepherd and dated 16 March 2016.

**Reason: For the avoidance of doubt and in the interests of high quality design and the character of the locality, and the historic environment in accordance with CS policies CSP29 and CSP30, UDP policy GS8E, and the relevant planning policy statements in the NPPF.**

- 3 Any new wallstone in areas of significant repair shall match the existing exactly in terms of sandstone type, grain size, colour, bed heights, face dressing and method of coursing.
- Reason: In the interests of high quality design and character of the locality, and the historic environment in accordance with CS policies CSP29 and CSP30, UDP policy GS8E, and the relevant planning policy statements in the NPPF.**

- 4 Defective mortar shall be raked out to twice the depth of the width of the original joint by hand. Any repointing shall use 1 part lime (NHL 3.5) to 3 parts well graded sand/aggregate or river sand. The joint shall be bagged, brushed or stippled back to a flush or very slightly (1-2mm) concave joint with no horizontal ledge.
- Reason: In the interests of high quality design and character of the locality, and the historic environment in accordance with CS policies CSP29 and CSP30, UDP policy GS8E, and the relevant planning policy statements in the NPPF.**

- 5 All existing on-site parking/manoeuvring facilities shall be retained for that sole purpose at all times.
- Reason: In the interests of highway safety.**

## **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 development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.

## 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 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.*