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. 2008/0053

To Chris Carr Associates
6A Eastgate
Barnsley
S70 2EP

Proposal Demolition of existing rear lean-to extension and internal subdivision of Calrton House into 2 dwellings. Alterations and extensions to existing Carlton House Cottage. (Listed Building Consent)
At Carlton House and Carlton House Cottage, Woodhead Road, Wortley, Sheffield

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 09 January 2008 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 external materials shall match those used in the existing building.
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.

Signed
Assistant Director, Planning and Transportation

Dated 03 April 2008

Planning and Transportation Service
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3 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 21/01/2008 (Drawing No. 22.04 REV A and site plan ref 22.04 dwg no p1), unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.

4 The proposed external works and landscaping hereby approved shall be completed prior to the occupation of the units.
Reason: To ensure the improvements to the Listed building and its setting are carried out in accordance with the approved plans.

5 The first 10m of the access from Woodhead Road shall be hard surfaced and drained in an approved manner prior to the development being brought into use.
Reason: To prevent mud/debris from being deposited on the public highway.

6 The parking manouvering/ facilities indicated on the approved plan shall be provided prior to the development being brought into use, and shall be retained for that purpose at all times.
Reason: In the interests of road safety.

7 The visibility splays shown on the approved plans shall be safeguarded at the drive entrance/ exit, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.
Reason: To insure adequate visibility is retained.

Reason(s) for Granting Permission

1 Conservation Areas - Policy BE1/1A	The proposal complies with Policy BE2/2A in that it preserves the character of the Listed Building.

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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