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. 2015/1063

To NYP Architectural Services
The Grove
High Street
Dodworth
Barnsley
South Yorkshire (Met County)
S75 2AS
United Kingdom

Proposal: Proposed Internal and external alterations to dwelling including new window, new door and new chimney pot (Listed Building Consent).

At: Upper Woodroyd, Hog Close Lane, Victoria, Barnsley, HD9 7TE

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 11 September 2015 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 plans (Nos Floor Plans and Elevations as Proposed 01) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

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 20 November 2015

Development Service
PO Box 634, Barnsley, S70 9FE
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3 The new facing stone for the repair of the building shall be natural course grit sandstone and shall match the existing exactly in colour, general grain size, type of face dressing and method of coursing.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

4 Any new head, cill, or jamb dressing stone shall be natural sandstone to match the existing.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

5 The roof shall be re-laid using natural stone slates laid in diminishing courses. The ridge and the verge tabling will be covered by natural stone slates (as existing) bed on mortar.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

6 The pointing mix for the joints shall be lime (NHL 3.5): aggregate at a ratio of 1:3. The aggregate should be gritty well graded or river sand. Preparation of the joints will require careful removal of any cement by hand at a depth equal to twice that of the width. Pointing mix to be the same colour or as close as possible to the original lime and to be finished either flush or slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

7 The window and door frames shall be timber and shall be mounted in at least 75mm of the reveal. The double glazed units shall utilise slim line units with cavities not exceeding 8mm and a black internal spacer bar.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

8 Gutters shall be either timber box or cast ogee section on rise and fall brackets with cast circular rainwater pipes complete with all stop ends, outlets, jointing seals and internal corners. Rainwater pipes shall include traditional collared connectors with hardwood bobbins and discharge shoe outlet.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

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.

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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