BARNSLEY
Metropolitan Borough Council

# REFUSAL OF CONSERVATION AREA CONSENT

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992

APPLICATION NO. 2012/0313

To Gateway House
19 Great Notley Avenue
Great Notley
Garden Village
Braintree
Essex
CM77 7UW

**Proposal Conservation Area Consent for demolition of former workshop building in connection with development of the conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3.**

**At Penistone Coal Drops, St Mary's Street, Penistone, Sheffield**

Consent is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 21 March 2012and described above.

The reasons for the Council's decision to refuse consent are:

1 The proposal would result in the loss of an attractive and valuable stone building which makes an appreciable contribution to the character and appearance of the Penistone Conservation Area. The loss of this building in isolation, and not as part of an approved comprehensive redevelopment scheme, would be detrimental to the visual amenities of the Conservation Area and therefore is considered to conflict with policy CSP30 of the Core Strategy.

Stephen Moralee

Signed
Assistant Director, Planning and Regulatory Services

Dated 30 May 2012

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

**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 House, 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 the 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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