BARNSLEY
Metropolitan Borough Council

Place Directorate
Economic Regeneration
Planning and Building Control
Head of Service: Joe Jenkinson

GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2018/0127

To Lichfields
3rd Floor
15 St Paul's Street
Leeds
LS1 2JG

Proposal Alterations to listed building to allow retention of some features and erection of porch (Listed Building Consent)
At Nether Mill House, Barnsley Road, Penistone, Sheffield, S36 8AD

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 09 February 2018 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 and specifications as approved including the render, new or newly exposed stone work, new pointing or repointing details, window and door materials specified unless required by any other conditions in this permission:-
-FH-004 rev B, Farmhouse Proposed Ground Floor
-FH-005 rev B, Farmhouse Proposed First Floor
-FH-006 rev B, Farmhouse Proposed Elevation
-FH-101 rev A, Farmhouse Porch Details
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP30, The Historic Environment

3 Areas of newly exposed gable to the North East elevation should be rendered with a traditional lime render (not cement based) or a fully breathable system to ensure adequate moisture escape from the stone substrate beneath.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

4 Areas of new or newly exposed stonework (North West elevation) to be finished / repaired and made good using natural sandstone which matches the existing in terms of colour, grainsize, face finish and bedding heights.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

5 New pointing or repointing to be lime mortar consisting of 1 part NHL 3.5 to 3 parts well graded aggregate or river sand. Joints shall be flush finished then stippled or brushed to remove any laitance, aid curing and form a slightly recessed joint.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.

6 New windows or doors to be timber. Full details of their design, construction and finish (including details of heads and cills, means of opening and glazing pattern) shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. The details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.
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.

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed JM Jenkinson Dated 23 March 2018
Joe Jenkinson
Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.

2. If permission to develop land 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 Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.