BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2020/1148

To JE Architectural Ltd
23 Windmill Road
Wombwell
Barnsley
S73 8PW

Proposal Erection of single storey end extension to dwelling (Listed Building Consent)

At Dick Royd Farm, Brook Hill Lane, Dunford Bridge, Sheffield, S36 4TG

Consent is granted for the proposals which were the subject of the Application and Plans registered by the Council on 22/10/2020 and described above.

The approval 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 (202008 Drwg No: 02, 202008 Drwg No: 03, 202008 Drwg No: 04 and 202008 Drwg No: 05) 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 Local Plan Policy D1 High Quality Design and Place Making.

3 The facing stone shall be natural sandstone, matching the existing building in terms of colour, general grain size, the type of face dressing and method of coursing and will be pointed with lime mortar. The lime mortar shall be pure lime aggregate to a mix of 1 part NHL 3.5 to 3 parts well graded or river sand and shall be of the same colour or as close as possible to the original line and shall be finished 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 producing a slightly concave joint.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

4 The proposed roof lights shall be genuine conservation style rooflights. low in profile with a single vertical divider and framed in black.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

5 The new windows and door shall be constructed in timber and set in the reveal a minimum of 75mm.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

6 The roof covering shall be a good quality artificial stone slate laid in diminishing courses.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

Informative(s)

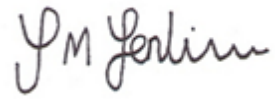
Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively 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 Dated 01/12/2020



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:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

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 to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.