



BARNSELEY
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. 2012/0626

To Mr Robert Agus
White Agus Partnership
Providence Villa
42 Sackville Street
Barnsley
S70 2DB

Proposal Re-roof, works to external walls and rebuild of first floor (Listed Building Consent)

At Cow House and Hayloft, Home Farm, Worsbrough Road, Worsbrough Village, Barnsley

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 29 May 2012 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 repaired / reconstructed walls, hereby approved, shall be constructed of coursed random rubble or coursed squared sandstone (western / south western range), samples of which shall be submitted to and approved by the local authority prior to the construction of the buildings. The construction of these buildings shall only take place after a one-metre-square sample panel of stonework showing the pointing and coursing has been constructed on site and the details approved in writing by the local planning authority. The approved panel shall be retained on site until construction of the building has been completed. Development shall be carried out in accordance with the approved details.

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.

Stephen Moralee
Signed
Assistant Director, Planning and Regulatory Services

Dated 21 December 2012

REASON: To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.

- 3 The roof covering shall be reclaimed natural stone slate laid in diminishing courses with pointed verges. No development shall commence until a representative sample of the roofing materials described has been submitted to, and approved in writing by, the Local Planning Authority. The development shall proceed in strict accordance with these details as approved.

REASON: To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.

- 4 Pointing to be lime based (NHL 3.5) with sand comprising 3 parts soft to 3 parts sharp grit sand, finished slightly back from arms of surrounding stonework and brushed off to remove laitance and expose aggregate to a depth of 2 or 3 mm to match existing in every respect.

REASON : To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.

- 5 All doors to be used in the construction of the building shall be constructed in timber with garage doors in vertically boarded timber in a dark colour. Full details of their design, construction and finish (including details of any door surrounds) 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 protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.

- 6 All windows to be used in the construction of the building shall be constructed in timber. Full details of their design, construction and finish (including details of heads and cills) 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 protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.

- 7 Gutters and downpipes shall be metal box section / circular section in black.

REASON : To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy.

- 8 Any replacement quoins, jamb stones, voussoirs, headstones, cills, or thresholds shall be in natural sandstone and shall match the existing closely in terms of colour, general grain size, type of face dressing, and method of bedding / coursing.

REASON: To protect or improve the character and appearance of the Conservation Area in accordance CSP 30 of the Barnsley Core Strategy

Reason(s) for Granting Permission

1	Unique	The proposal complies with policy CSP 29 and CSP 30 in that it would protect or improve the character and/or appearance of the Worsbrough Village Conservation Area and the Listed Building/s.
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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.

Planning and Regulatory Services
PO Box 604, Barnsley, S70 9FE

Telephone: 01226 - 772600
Fax: 01226 - 772591

- 1 The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845762 6848 or at www.groundstability.com

- 2 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 3 The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Barnsley Unitary Development Plan, the Core Strategy and to all relevant material considerations, including Supplementary Planning Guidance:

Core Strategy

Core Strategy Policy CSP 29 sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

CSP 30 'The Historic Environment' - Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and the character and/or appearance of Listed Buildings.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

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 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 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.