



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. 2015/1427

To Nathaniel Lichfield & Partners
3rd Floor
15 St Paul's Street
Leeds
LS1 2JG

Proposal Demolition of existing buildings and erection of 11 no. detached dwelling houses, access, landscaping, drainage and associated works (Listed Building Consent)

At Nether Mill Farm, 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 04 December 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 accordance with Section 18 of the Listed Buildings Act 1990, as amended by S51(4) of the Planning and Compulsory Purchase Act 2004.

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 27 June 2016

- 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:-

- PS-012 rev E, Site Location Plan
- PS-001 rev T, Proposed Site Plan
- PS-007 rev F, Enclosures
- PS-009 rev K, Materials
- PS-010 rev D, Fences and Walls
- PS-013 rev E, Demolition Plan
- FH-004 rev A, Farmhouse Proposed Ground Floor
- FH-005 rev A, Farmhouse Proposed First Floor
- FH-006 rev A, Farmhouse Proposed Elevation

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP30, The Historic Environment

- 3 Hard and soft landscaping for the development shall be carried out in accordance with the details shown on plan refs PS-009 rev K, Materials and PS-008 rev K, Landscaping and Tree Protection. The approved hard landscaping details shall be implemented prior to the occupation of the buildings.

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

- 4 The boundary treatment shall be completed in accordance with the details shown on plan- PS-001 rev S, Proposed Site Plan before the dwellings are occupied.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Core Strategy policy CSP 29.

- 5 Demolition work shall not be carried out on the existing extension on the farmhouse detailed on plans FH-004 rev A, FH-005 rev A and FH-006 rev A within the months April to September unless and until a further bat emergence survey has been carried out to confirm the absence of bat roosts. The results along with any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

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.