



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2021/1056

To A Robinson Architect
2 Gawber Road
Barnsley
S75 2AF

DESCRIPTION Conversion of barn to form 1 bed annexe
LOCATION Pump Clock Cottage, North Lane, Cawthorne, Barnsley, S75 4AF

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 22/06/2022 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 amended plans received 28th September 2022 (Site Plan, Heritage Statement, Existing Plans and Elevations, Proposed Plans and Elevations, Bat Report Dated 3rd June 2022) 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 annex hereby approved shall provide ancillary accommodation to Pump Clock Cottage and shall not be sold or rented as a separate dwelling at any time.
Reason: In the interest of residential amenity in accordance with Local Plan Policy GD1.
- 4 Rooflights shall be genuine conservation rooflights, low in profile, vertically emphasised, with a single vertical divider, all decorated in black.
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.
- 5 The proposed areas of new render to the gables shall utilise a genuine lime render (NHL or lime putty based). This shall comprise three coats of: a bonding / scratch coat, a second straitening coat and final decorative coat. Cement render shall not be used.
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.

- 6 The glazed areas that infill the two west facing arches shall be hardwood timber frames rebated in the reveal a minimum of 100mm.
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.
- 7 The development hereby approved shall be carried out strictly in accordance with the Bat Report and mitigation measures by Whitcher Wildlife dated 3rd June 2022.
Reason: In the interests of Biodiversity, in accordance with policy BIO1 of the Local Plan.
- 8 Prior to the commencement of the works a tool box talk will be provided to all contractors to discuss the potential for roosting bats and nesting birds within the barn. All contractors will sign to say they have received the talk and will adhere to good practice during the works, as per the appendices of the bat survey report.
Reason: In the interests of Biodiversity, in accordance with policy BIO1 of the Local Plan.
- 9 During the works, the removal of roofing tiles will be undertaken by hand. If any bats, or signs of bats are noted the works will cease and the scheme ecologist contacted.
Reason: In the interests of Biodiversity, in accordance with policy BIO1 of the Local Plan.
- 10 The works should be undertaken outside of the bird nesting season (March-September inclusive). Should this not be possible a suitably qualified ecologist should undertake a nesting bird check prior to the start of works, no more than 48 hours. Should active nests be found to be present works should cease until the nests are no longer active and the chicks have fledged.
Reason: In the interests of Biodiversity, in accordance with policy BIO1 of the Local Plan.
- 11 Prior to the occupation of the building, a report, including photographic evidence, of all actions taken to minimise impacts to roosting bats and nesting birds will be submitted to, and approved by the Local Planning Authority.
Reason: In the interests of Biodiversity, in accordance with policy BIO1 of the Local Plan.
- 12 Prior to the occupation of the building, measures to provide bat roosting and bird nesting (specifically for swallows) habitat, shall be submitted to, and approved by the Local Planning Authority. Photographic evidence should also be submitted. The approved scheme shall then be implemented prior to the building being occupied and retained as such thereafter.
Reason: In the interests of Biodiversity, in accordance with Policy BIO1 of the Local Plan.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

- 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.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 24/10/2022



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 twelve weeks 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 given 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.