BARNSLEY
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. 2010/0432

To Hylo Design
50 Church Street
Brierley
Barnsley
S72 9HT

Proposal Redevelopment of Brierley Hall site including converting the former hall into 3 no. dwellings and the erection of 29 no. dwellings. (Listed Building Consent - Demolition of extensions to Brierley Hall (part retrospective) and conversion of hall into 3 no. dwellings including construction of a new extension to north side and associated works)

At Land off Church Street, Brierley, Barnsley, S Yorks, S72 9HT

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 17 May 2010 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.

2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission or if prior written consent is given by the Local Planning Authority to any variation.

- drawing no SC/B/10 'Block plan showing demolition and proposed boundary treatments'
- drawing no P1/D 'Draft Site Layout' received 8th February 2012
- drawing no P8/B '3 no elevations of Brierley Hall conversion to form 3 dwellings' received

Stephen Moralee

Signed
Assistant Director, Planning and Regulatory Services

Dated 29 May 2012

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.

Planning and Regulatory Services **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

8th February 2012
- drawing P7/B 'Outline plans for conversion of Brierley Hall to form 3 dwellings' received 8th February 2012

Reason: In order to define the permission for the avoidance of doubt.

3 Any new facing stone to the proposed development (Listed Building) shall match the existing building in terms of colour, general grain size, type of face dressing and method of coursing.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP30 'The Historic Environment'.

4 No development shall commence until material samples of walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP30 'The Historic Environment'.

5 The pointing proposed to be carried out in connection with the development shall be in lime rich mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint to match existing.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP30 'The Historic Environment'.

6 New windows shall be timber framed single glazed sash in a style to match existing, decorated in an off-white colour. No development shall commence until the relevant samples have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP30 'The Historic Environment'.

7 New Doors shall be timber. No development shall commence until the relevant samples have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP30 'The Historic Environment'.

8 Gutters shall be timber box section finished in black to match existing and mounted on stone corbels.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP30 'The Historic Environment'.

9 Downpipes / hoppers shall be cast iron finished in black.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP30 'The Historic Environment'

10 New and altered windows shall have natural stone heads and cills and mullions (where applicable).
Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP30 'The Historic Environment'

Reason(s) for Granting Permission

1	Unique	In the opinion of the Local Planning Authority, the proposed application for Listed Building Consent is considered acceptable in that:- The proposed demolition work would assist restore the character and setting of the original building as a grade II Listed Building. The plans for the hall conversion itself are considered to represent sympathetic proposals that would lead to a high quality restoration of the hall with regards to design and the proposed materials. The proposed hard and soft landscaping including tree protection would assist retain and improve the setting of the building. The proposals are therefore considered to be acceptable in relation to CSP30 'The Historic Environment'.

Informative(s)

1	The granting of planning permission does not effect the status of species such as birds during the breeding season which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

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 refuse 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.

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