

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Green Swallow North Limited
Swallow Barn
Blindcrake
CA13 0QP
FAO Mr Stuart Woodall

APPLICATION No: 4/21/2124/0L1

**LISTED BUILDING CONSENT FOR WORKS ASSOCIATED IN CONVERTING A BARN INTO A
RESIDENTIAL DWELLING
BARWICKSTEAD, BECKERMET**

Mr Tyson

The above application dated 22/03/2021 has been considered by the Council in pursuance of its powers under the above Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 20th July 2020.

- Block Plan, Scale 1:500, received by the Local Planning Authority on the 20th July 2020.
- Site Block Plan (Amended), Scale 1:500, received by the Local Planning Authority on the 3rd March 2022.
- As Existing First Floor Plan, Scale 1:50, Dwg No: 02, received by the Local Planning Authority on the 20th July 2020.
- As Existing Section, Scale 1:50, Dwg No: 03, received by the Local Planning Authority on the 20th July 2020.
- As Existing Plans & Elevations, Scale 1:100, Dwg No: 10, received by the Local Planning Authority on the 20th July 2020.
- As Proposed Plans & Elevations (Amended), Scale 1:100, Dwg No: 11, Rev D, received by the Local Planning Authority on the 28th February 2022.
- As Proposed Site Section, Scale 1:250, Dwg No: 12, received by the Local Planning Authority on the 31st March 2021.
- Heritage Impact Assessment (Amended), received by the Local Planning Authority on the 24th March 2022.
- Door Detail, Scale 1:2, Dwg No: 14, received by the Local Planning Authority on the 24th March 2022.
- Window/Door Detail, Scale 1:2, Dwg No: 13, received by the Local Planning Authority on the 24th March 2022.
- Material Specification, received by the Local Planning Authority on the 24th March 2022.
- Roof Light Details, received by the Local Planning Authority on the 2nd June 2021.
- Visual Structural Inspection, Prepared by WDS Ltd, received by the Local Planning Authority on the 20th July 2020.
- Protected Species Survey: Bats and Barn Owls, Prepared by John Temple July 2019, received by the Local Planning Authority on the 20th July 2020.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Pre Commencement Conditions:

2. Prior to the carrying out of any conversion work the existing buildings affected by the proposed development must be recorded in accordance with a Level 3 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works a digital copy of the resultant Level 3 Survey report must be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the buildings of architectural and historical interest prior to their alteration as part of the proposed development.

Prior to Installation/Use Conditions:

3. Prior to their first installation within the development hereby approved full details of the two proposed staircases must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

4. All rooflights to be installed in the building must in accordance with the approved document 'Roof Light Details, received by the Local Planning Authority on the 2nd June 2021', and must remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

5. The development hereby approved must be carried out in accordance with the following approved plans:
 - Door Detail, Scale 1:2, Dwg No: 14, received by the Local Planning Authority on the 24th March 2022.
 - Window/Door Detail, Scale 1:2, Dwg No: 13, received by the Local Planning Authority on the 24th March 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

6. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:

- Material Specification, received by the Local Planning Authority on the 24th March 2022.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

7. Any alterations, repairs or replacements of the existing roof slates must be local graduated green slate as per the existing building and must be carried out in accordance with the approved documents:

- Heritage Impact Assessment (Amended), received by the Local Planning Authority on the 24th March 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Pat Graham
Chief Executive

25th May 2022

LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, 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 reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.