

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 10 November 2020



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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Application Number: Y19/0517/FH

Proposal: Listed Building Consent for the erection of a 1 No. 3 bed dwelling using existing external walls of listed former barn structure, conversion of granary building to 3 No. 2 bedroom dwellings, and adaptation of barn involving minor alterations to provide garaging and storage.

Site Location: Brenzett Place Farm Yard , Ivychurch Road, Brenzett, TN29 0EE

DECISION: APPROVE WITH CONDITIONS in accordance with the planning application and plans.

Subject to the following conditions:

- 1 The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place other than in complete accordance with drawings 2017-386 (P) 006, 110, and 111.

Reason: For the avoidance of doubt.

- 3 Prior to the commencement of works on its construction, details of the proposed roof to the replacement barn structure, including sections through the roof and details of the hammer beam roof structure, shall be submitted to the

local planning authority for approval, with such details as approved implemented in full.

Reason:

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

- 4 Prior to commencement of any works on the listed barn a building survey and details of how the remaining historic brickwork remains of the barn will be incorporated into the new building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and the special architectural or historic interest of the building.

- 5 The window details for the granary shall match the remaining 8/8 sash window at the southern end of the building; window openings shall be restored back to their original shape; and joinery details thereof (at a suggested scale of 1:1 or 1.5) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works to the windows.

Reason: In the interest of visual amenity and the special architectural or historic interest of the building.

- 6 No development in association with the panelled screens to be inserted into granary's arched openings shall be carried out until construction details (at a suggested scale of 1:5) have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and the special architectural or historic interest of the building.

- 7 The cart shed shall be re-roofed in clay tiles, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to carrying out any works associated with this roof structure.

Reason: In the interest of visual amenity and the special architectural or historic interest of the building.

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Planning (Listed Buildings and Conservation Areas) Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council

Approved Documents

A handwritten signature in black ink, appearing to be 'M. J. G.', written in a cursive style.

Issued by the Chief Planning Officer

This decision notice consists of 4 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.