

ATLAS

PLANNING GROUP

PLANNING STATEMENT

Below Star Cottage, East Tytherley Road, Lockerley, Romsey

SO51 0LW

December 2020

TABLE OF CONTENTS

Site Description	3
Relevant Planning History	4
The Proposal	4
Planning Considerations	5
Principle of Development	5
Impact on Character of the Area and Landscape	7
Character of the Area.....	7
Landscape	9
Residential Amenity.....	11
Highways Impact	11
Planning balance & Conclusions	12

Appendices

Appendix A – Officer Report and plans (LPA Ref: 20/00656/FULLS)

SITE DESCRIPTION

- 1.1 The application site, which measures approximately 4,200sq.m, comprises the existing dwellinghouse and associated residential curtilage of 'Below Star Cottage', located off East Tytherley Road, Lockerley. The site is located in the open countryside and is bound by 'The Star Inn' public house and its associated car park to the north, and open countryside to the south, east and west.
- 1.2 The site benefits from an existing access and driveway off East Tytherley Road, Lockerley.

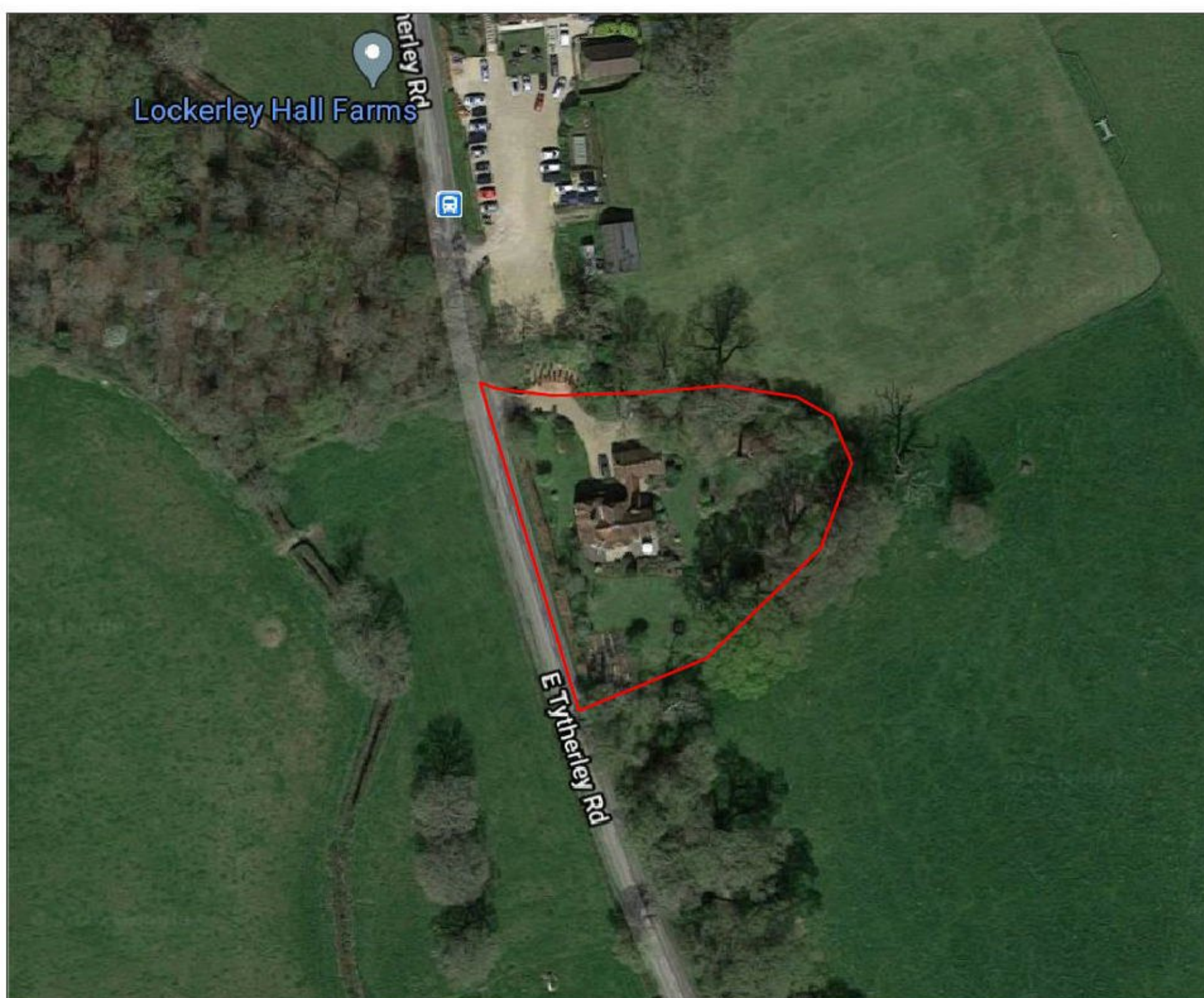


Figure 1 - Site Context

RELEVANT PLANNING HISTORY

2.1 There is no relevant planning history available online for this site.

THE PROPOSAL

3.1 The proposal seeks full planning permission for the erection of an ancillary annexe within the curtilage of the dwellinghouse 'Below Star Cottage'. T [REDACTED]

3.2 The annexe has been designed to [REDACTED]
[REDACTED] the annexe will comprise a kitchen/diner, sitting room, bedroom and bathroom, all to be used in association with the host dwelling.

3.3 Access to the annexe will be on foot from the host dwelling. The existing driveway and parking forecourt to the front of the host dwelling is proposed to provide an additional car parking space for the occupier of the annexe.

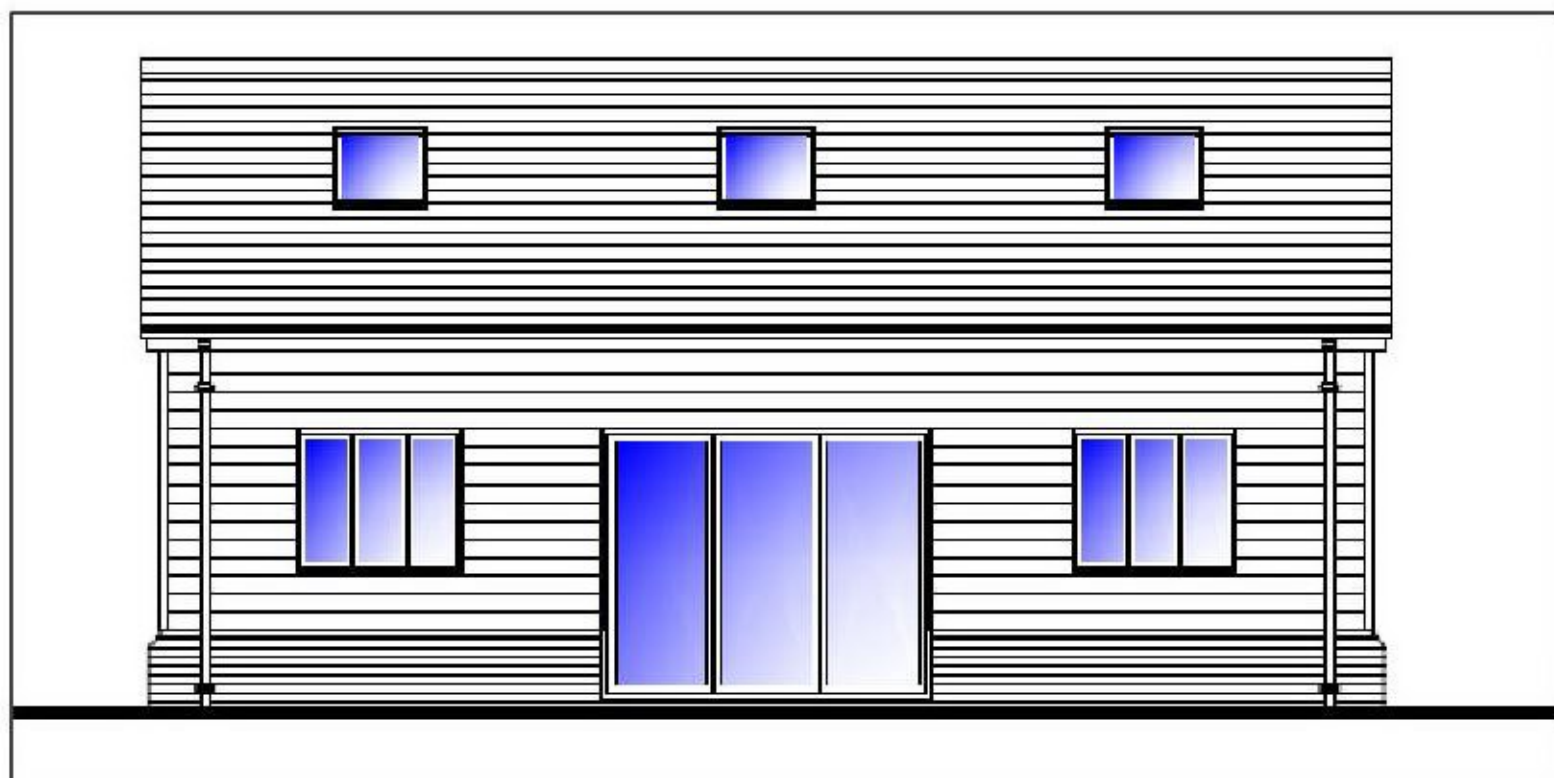


Figure 2- Proposed front elevation of the annex

PLANNING CONSIDERATIONS

- 3.4 Test Valley Borough Council's Revised Local Plan (2016) is the Council's primary Development Plan Document and the starting point for determining planning decisions within the Borough. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.5 The National Planning Policy Framework (NPPF) (2019) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.
- 3.6 The policies and guidance contained within the statutory DPD and all other relevant material considerations have been consulted to ensure that the proposed dwellings are an appropriate development for the application site.

PRINCIPLE OF DEVELOPMENT

- 3.7 Table 7 of the Local Plan highlights the Settlement hierarchy and identifies the scale of development appropriate within different settlements. The application site is positioned within the open countryside, where there is a general presumption against development subject to certain material considerations.
- 3.8 Policy COM2 of the Local Plan states that development outside the boundaries of settlements will only be permitted if:
- a) *"it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10, LE16- LE18; or*
 - b) *it is essential for the proposal to be located in the countryside."*
- 3.9 The proposal seeks planning permission for the erection of an ancillary annexe associated with the existing dwellinghouse, 'Below Star Cottage'. Of relevance, Policy COM11 allows for the erection of ancillary domestic buildings in the countryside, subject to certain criteria. Indeed, the policy states:
- "In the countryside proposals for the extension of existing dwellings or the creation and extension of ancillary domestic buildings will be permitted provided that:*

- a) it is not used for any other purpose other than the incidental enjoyment of the existing dwelling or as a residential annexe to the dwelling;*
- b) the size and design of the proposal would not be more visually intrusive in the landscape;*
- and*
- c) the design of the proposal is in keeping with the existing dwelling”.*

3.10 As highlighted above, the proposal solely relates to an ancillary annexe, to be used in association with the existing dwellinghouse, ‘Below Star Cottage’. Importantly, the applicant is happy to impose a condition restricting the use of the building for purposes solely ancillary to the host dwelling. Indeed, this approach was considered appropriate in a recent planning application for the erection of a detached residential annexe within Test Valley Borough Council, (LPA Ref: 20/00656/FULLS) (Appendix A) which was approved in May 2020.

3.11 For the purposes of this application, such condition could mirror the recently approved application, and could read:

“The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Below Star Cottage, East Tytherley Road, Lockerley, SO51 6LW on the approved plans.

Reason: To avoid the establishment of a separate unit of accommodation in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2”.

3.12 Given the above, the proposal is in accordance with criterion (a).

3.13 Moreover, as discussed in more detail below, the proposed annexe would not be visually intrusive within the landscape. By virtue of the building’s single storey nature, and position to the rear of the site, it would not be a dominating addition nor have any landscape or visual effects. Indeed, the site is heavily screened by dense vegetation on all sides, and as discussed in more detail in the following sections of this report, views of the proposal will be unachievable from the public domain.

3.14 With regards to criterion (c), the proposal seeks planning permission for a high-quality, timber-clad ancillary annexe, which is considered to appear wholly in keeping with the verdant vernacular and host

property. Indeed, it is considered that the building will appear more akin to an outbuilding, which will clearly be read in association with the host dwelling.

3.15 Paragraph 61 of the NPPF seeks to provide appropriate housing for different groups within the community, including the provision of housing for older people. Owing to the above, it is considered that the proposed annexe is accordant with the criterion of Policy COM11 and the overarching principles of national planning policy, and as such the principle of development is acceptable.

IMPACT ON CHARACTER OF THE AREA AND LANDSCAPE

CHARACTER OF THE AREA

3.16 Policy E1 highlights that all development should integrate, respect and complement the character of the surrounding area and ensure that a proposal makes efficient use of the land whilst also ensuring that it respects the surrounding locality. Furthermore, Paragraph 127 of the NPPF highlights that decisions should ensure that proposals are sympathetic to the local character and history of the surrounding built environment and are *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”*.

3.17 The application site is located on the outskirts of the small village of Lockerley and is bound by a public house, ‘The Star Inn’ to the north, and the open countryside to the south, east and west. The site comprises of the dwellinghouse ‘Below Star Cottage’, and its associated amenity space.

3.18 The proposal seeks to erect an ancillary annexe to be used by the occupier’s dependant relative. The proposed single-storey building is to be located along the rear boundary, set behind the host dwelling. The annexe will comprise a kitchen/ diner, sitting room, bedroom and bathroom, all to be used in association with the host dwelling. The [REDACTED]

3.19 Owing to the proposed siting of the annexe to the rear of the site, and its single storey-built form, views of the development will be restricted. Indeed, when looking into the site from the road, there are no achievable views of the rear of the plot, as demonstrated in Figure 3. As such, the proposal would not have a significant influence on the character and appearance of the area.



Figure 3 - View looking into the plot from the site access

3.20 Moreover, owing to the established band of vegetation which bounds the site on all sides, it is considered that there will also be no views of the building from the car park of the public house 'The Star Inn', located to the north of the site (as demonstrated in Figure 4).



Figure 4 - Photograph taken looking towards the application site from the car park of 'The Star Inn'

3.21 Nevertheless, even if views of the proposal were achievable from the wider area, the annexe would not be a dominating addition – indeed, the single-storey building is proposed to appear akin to a residential outbuilding. The proposed materiality of the building is considered to be wholly reflective of the wider rural context and will comprise of larch horizontal cladding and slate roof tiles.

3.22 By virtue of the proposal's single storey profile, high-quality design, and position set to the rear of the property, the proposed development is considered to respect and enhance the character and appearance of the application site. Therefore, the scheme is considered acceptable in line with Policy E1.

LANDSCAPE

3.23 Policy E2 seeks to ensure the protection, conservation and enhancement of the landscape across the borough, to ensure that development does not have a detrimental impact on the appearance of the immediate area. As such, it is considered that the proposal will not appear more visually intrusive within its landscape.

3.24 In terms of the wider landscape impacts, it is noted that there are public rights of way within the immediate area (as highlighted in Figure 5). As such, due consideration has been given to the impact the proposal may have on the visual enjoyment of the landscape from these areas.

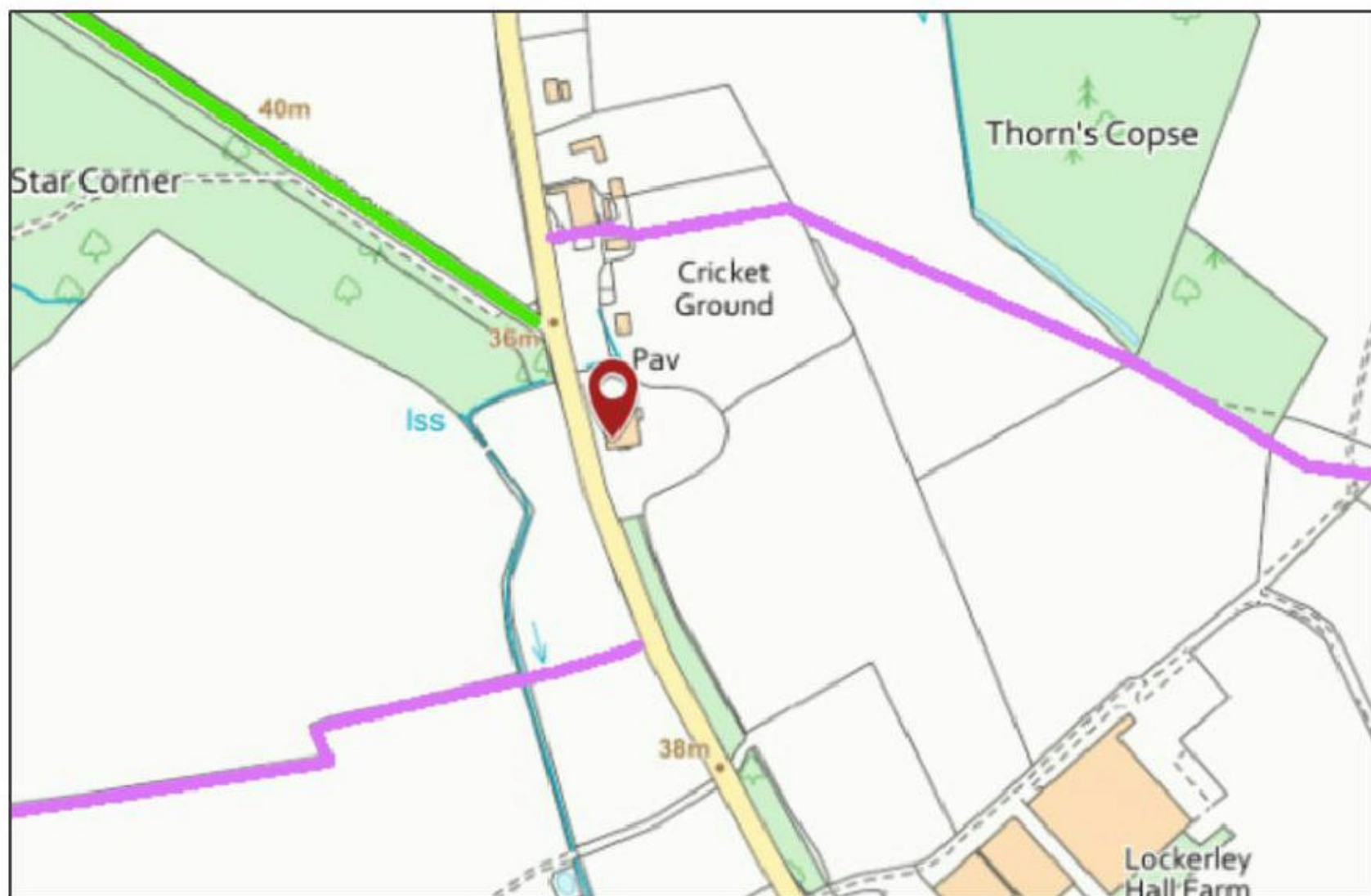


Figure 5- Extract from Public Right of Way Map

- 3.25 The proposed annexe is to be sited to the rear of the site, where views into the site are wholly restricted. Indeed, the nearest Public Right of Way is located over 100m to the north of the site. Owing to the existing established trees and vegetation which bounds the site from all sides, and the sufficient separation distance between the footpath and the application site, views of the proposed annexe from the public domain are considered to be wholly limited.
- 3.26 Nevertheless, even if glimpsed views of the proposed annexe could be achieved, the proposed materiality ensures that the building appears wholly in keeping with its rural surroundings, so to ensure that the site will not appear visually intrusive within the landscape.
- 3.27 Owing to the fact that the proposed building is located to the rear of the application site where views of the site are limited and completely screened from the surrounding footpaths, the proposal is not considered to impact the wider landscape, and as such accords with Policy E2.

RESIDENTIAL AMENITY

- 3.28 Policy LHW4 states that development will only be permitted provided that the privacy and amenity of its occupants and neighbouring dwellings are not impacted. Moreover, development will also be permitted so long as it provides adequate private open space to meet the needs of future residents.
- 3.29 Paragraph 127 highlights that decisions should ensure proposals are *“inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”*.
- 3.30 Due to the proposed annexe’s position to the rear of the dwellinghouse, its sympathetic scale, materiality, and its relationship with the host dwelling, there will be no adverse impacts on the residential amenity of the occupants of ‘Below Star Cottage’, nor the future dependent relative proposed to occupy the annexe.
- 3.31 Given that the proposed dwelling has been sensitively designed to ensure that the amenity of the future and existing occupiers is preserved, it is considered that the proposal will comply with the criteria identified in Policy LHW4.

HIGHWAYS IMPACT

- 3.32 Policy T1 of the Local Plan permits development provided that it does not have an adverse impact on the safety and function of the existing highway network. With regards to parking, Policy T2 of the Local Plan highlights the minimum parking standards for residential proposals, identifying that a 1-bedroom dwelling would require 1 car parking space. As demonstrated, there is adequate space for an additional car parking space to be provided, along with an appropriate turning area. As such, is considered that the proposal accords with the criteria identified in Policy T2.
- 3.33 As existing, the site benefits from an access and driveway off East Tytherley Road. The proposal seeks to make no changes to this existing access arrangement or driveway. This access is considered to satisfactorily serve an additional car associated with the annexe, and as such is considered to be acceptable.
- 3.34 For the reasons above, the proposal is considered to accord with Policy T1 and T2.

PLANNING BALANCE & CONCLUSIONS

- 4.1 The proposed development seeks full planning permission for the erection of an ancillary annexe within the curtilage of the dwellinghouse 'Below Star Cottage'. The annexe is proposed to be occupied by the applicant's dependant relative, who requires daily assistance. The annexe has been designed to be wheelchair accessible in case this is required in the future.
- 4.2 Paragraph 1 of the revised NPPG makes it clear that the need to provide housing for older people is critical. The guidance highlights that plan-making authorities are expected to set clear policies to address the housing needs of older people. Moreover, Paragraph 61 of the NPPF seeks to provide appropriate housing for different groups within the community.
- 4.3 By virtue of the fact that the proposal will remain ancillary to the existing dwellinghouse and will not appear more visually dominant within its setting, the proposal is considered to accord with Policy COM11.
- 4.4 Moreover, owing to the position of the annexe to the rear of the property, and its single-storey nature, the proposal is not considered to adversely influence the character and appearance of the area. Indeed, views of the rear of the property from the wider area are considered to be wholly restricted due to the established vegetation that bounds the site from all directions.
- 4.5 The proposal has been designed to ensure that it would not harm the amenity of the host dwelling. Indeed, the design, materiality, fenestration and distance between the two buildings ensures that there would be no impact on the amenity of the host dwelling.
- 4.6 The proposal seeks to retain the existing access and parking arrangement to the front of the host dwellinghouse 'Below Star Cottage'. The existing driveway and parking area to the front of the site adequately serves the additional car parking space, and therefore the proposal accords with the provisions detailed in Policy T2 and Appendix G.
- 4.7 Owing to the above, we commend the proposal to you.

A

Mr And Mrs Marsh-Brown
c/o Miss Abbey Coles,
Atlas Planning Group Limited
Bodenham House Barn
Bodenham
Salisbury
SP5 4EN

Planning and Building Service
Beech Hurst
Weyhill Road
Andover, Hants SP10 3AJ
Telephone 01264 368000
Minicom 01264 368052
Web site www.testvalley.gov.uk

Contact: Katie Andrew
Telephone: 01264368962
E-mail: kandrew@testvalley.gov.uk
Your ref: PP-08587761
Our ref: 20/00656/FULLS
Date: 7th May 2020

TOWN AND COUNTRY PLANNING ACT, ORDERS AND REGULATIONS

NOTICE OF FULL PLANNING PERMISSION

APPLICATION NO: 20/00656/FULLS
PROPOSAL: Erection of an ancillary annexe
LOCATION: Almora , Dunwood Hill, East Wellow
DATE REGISTERED: 13.03.2020

In pursuance of its powers under the above mentioned Act the Council, as local planning authority, hereby grants full planning permission for the above development in accordance with the approved plans listed below and subject also to due compliance with all conditions and notes specified hereunder:

Approved Plans:

Block Plan/Site Location Plan - Plan Ref no. 0100 - 13/03/20
Existing Site Plan - Plan Ref no. 0101 - 13/03/20
Proposed Elevations - Plan Ref no. 0451 - 13/03/20
Roof Plan - Plan Ref no. 0252 - 13/03/20
Sections - Plan Ref no. 350 - 13/03/20
Proposed Floor Plans - Plan Ref no. 250 - 13/03/20
Proposed Site Plan - Plan Ref no. 0102 - 13/03/20
Proposed Elevations - Plan Ref no. 0450 - 13/03/20

01. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
02. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

Block plan / site location plan 0100

Existing site plan 0101

Proposed elevations 0451

Roof plan 0252

Sections 350

Proposed floor plans 250

Proposed site plan 0102

Proposed elevations 0450


Reason: For the avoidance of doubt and in the interests of proper planning.

03. The annex hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Almora, Dunwood Hill, East Wellow, SO51 6FD, on the approved plans. The building the subject of this permission shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: To avoid the establishment of a separate unit of accommodation in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.

Notes to applicant:

01. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
02. Off site trees adjacent the northern boundary are protected by virtue of TPO.TVBC.0896. Damage to the trees is an offence under the Town and Country Planning Act 1990.

Paul Jackson
Head of Planning and Building



Date: 7th May 2020

All enquiries relating to this decision should be made to the above address.

IMPORTANT NOTE: You are strongly advised to carefully read the attached notes.

TEST VALLEY BOROUGH COUNCIL – PLANNING AND BUILDING SERVICE

IMPORTANT Please read these notes carefully. Part A sets out an applicant's statutory rights under the Town and Country Planning Act 1990, (hereafter called the '1990 Act') and Part B deals with other matters some of which may affect the implementation of any planning permission. Parts C and D (overleaf) deal with Advertisement and Listed Building appeal procedures respectively.

PART A: FORMAL NOTIFICATION

1. Appeals to the Secretary of State: If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval or to grant permission or approval subject to conditions, they may appeal to the Secretary of State under Section 78 of the 1990 Act. Time periods for making an appeal are set out in a) to d) below.

a) If the decision is to refuse a planning permission for a householder or minor commercial application, and you want to appeal against the Local Planning Authority's decision then you must do so within 12 weeks of the date of the decision notice, unless there is also an enforcement notice in which case the time limits in c) and d) below may apply, b) For other types of application [other than Advertisement applications] and appeals against conditions imposed on householder planning permissions the appeal must be made within 6 months of the date of the decision notice, unless there is also an enforcement notice in which case the time limits in c) and d) below may apply.

c) If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice served before the date of the decision notice but not earlier than 2 years before the application was made, if you want to appeal against the Local Planning Authority's decision then you must do so within 28 days of the date of the decision notice.

d) If an enforcement notice is served on or after the date of the decision notice relating to the same or substantially the same land and development as in your application the appeal must be made within 28 days from the service of the enforcement notice or within 6 months [12 weeks in the case of a householder appeal] of the date of the decision, whichever period expires earlier.

on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

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 with the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

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 available at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.

2. Purchase Notices: If either the Local Planning Authority or the Secretary of State 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 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.

3. Compensation: 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 a reference of the application to him. The circumstances in which such compensation is payable is set out in Section 114 and related provisions of the 1990 Act.

PART B: OTHER MATTERS RELATING TO THE GRANT OF PLANNING PERMISSION

1. Deviation from the Approved Plans/Compliance with Conditions: Failure to adhere to the approved plans, or to comply with any condition imposed, constitutes a contravention under the 1990 Act which may be liable to enforcement action. Any proposed departure from the approved proposals should be discussed with the Planning and Building Service before development commences.

2. **Non Material Amendment applications:** These applications do not fall within the range of applications for which section 78 of the 1990 Act grants a right of appeal. The applicant would need to submit a planning application to seek approval for the proposed amendments.

3. **Applications to Discharge Planning Conditions**

From 1 October 2008 any request for approval of details required by a condition, other than reserved matters following an outline permission, will require the submission of a formal application (preferably on the appropriate 1APP national form) and payment of the relevant fee.

4. **Extent of permission:** Approval is only granted for the purposes of Sections 70-76 of the 1990 Act and for no other purpose whatsoever under that Act or any other Acts, Bye-laws, Orders or Regulations. In particular, **it does not purport to grant Building Regulation Approval** and the Building Control Team should be contacted before any work is commenced – telephone 01264 368312

5. **Building Over Public Sewers and Erection of any Structure in Vicinity of Public Sewer:** Planning approval does not include permission from Southern Water Services Ltd. to erect any structure in the vicinity of a public sewer. The applicant is advised to contact the Council's Building Control Consultancy who hold an electronic copy of the map of public sewer's in the borough. Any further advice is available from either this Council's Building Control Consultancy (tel. 01264 368312, or email buildingcontrol@testvalley.gov.uk) or the Development Control Manager, Southern Water Services Ltd., Hampshire Division, Southern House, Sparrowgrove, Otterbourne, Winchester, Hampshire SO21 2SW.

6. **Title Deeds:** The decision notice is a legal document and should be retained with the title deeds of the property.

7. **Rights of Way:** If it is necessary to stop up or divert a right of way in order to enable the development to proceed, an application must be made beforehand either to the Council under Section 257 of the 1990 Act or to the Secretary of State under Section 247 of that Act.

8. **Fire Brigade Access:** Under the provision of part B5 (Access and Facilities for the Fire Service) of Schedule 1 of the Building Regulations adequate means of access for the Fire Authority must be provided to any building. For further advice on this requirement, contact the Council's Building Control Consultancy on tel. 01264 368312 or email buildingcontrol@testvalley.gov.uk.

9. **Access for the Disabled:** Under the provision of part M of Schedule 1 of the Building Regulations, adequate access should be provided to a building for person's with a disability. Further advice is available from the Council's Building Control Consultancy on tel. 01264 368312, or email buildingcontrol@testvalley.gov.uk, or the Equality Act 2010 and the Equalities Act 2010 (Disability) Regulations 2010.

10. **Hours of Working on Building Sites:** Complaints are often received about noise nuisance during unsocial hours and attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 and the Code of Practice issued under that Section.

11. **Display of Advertisements:** The Council encourages developers to co-operate in reducing the adverse effects caused by advertisement clutter on building sites. There is a general policy to challenge and prosecute unauthorised advertisements and, subject to individual circumstances, to restrict advertising on sites to a level consistent with such a policy. Accordingly, attention is drawn to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1989 which, inter alia, regulate the display of advertisements on building sites. An application should be made in respect of any proposal to display an advertisement (including flag poles) which is not expressly granted consent by the Regulations. In certain circumstances, although consent may not be required to display a flag advertisement, permission may be required to erect the pole to which it is attached.

PART C:

ADVERTISEMENT APPEALS

1. **You have the right to appeal to the Secretary of State against the local planning authority's:**

- (a) refusal of consent for an advertisement;
- (b) grant of consent for an advertisement subject to a condition with which you are dissatisfied;
- (c) failure to issue a decision on an application within a specified time (i.e. 8 weeks from the date the application is formally acknowledged or such longer period you may have agreed in writing with the Council); or
- (d) 'discontinuance notice' requiring you to remove an advertisement, or stop using an advertisement site.

2. **The Choice of Appeal Procedure**

There is a choice of two possible procedures for the determination of an appeal – written representations or a hearing. For appeals received on or after 1st October 2013 the Planning Inspectorate will determine the procedure an appeal will follow. The vast majority of advertisement appeals will be most suited to the written representations procedure, with the remaining minority proceeding by a hearing. You are required to provide detailed reasons if you indicate that a hearing is necessary.

Please refer to The Planning Inspectorate's guidance note "How to complete your advertisement appeal form – England" dated 3rd October 2013, which can be downloaded from the Planning Portal website <http://www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess> , or telephone The Planning Inspectorate for a copy on 0303 444 5000, or write to The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

3. The Address for Advertisement Appeals and Appeal Forms

All advertisement appeals have to be submitted to the Planning Inspectorate **within 8 weeks** of the receipt of the local planning authority's decision against which you are appealing. Appeals can be made on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

PART D:

LISTED BUILDING APPEALS

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 to refuse to vary or discharge the conditions attached to a listed building consent, or to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 (six) months of the date of the attached notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal> . 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 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 Council of the district, or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please refer to The Planning Inspectorate's guidance note "How to complete your listed building consent appeal form – England" dated 3rd October 2013 which can be downloaded from the Planning Portal website <http://www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess> or telephone The Planning Inspectorate for a copy on 0303 444 5000, or write to The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

ONLINE APPEALS SERVICE

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pca . The Inspectorate will publish details of your appeal on the internet at this site. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Inspectorate. Please ensure that you only provide information, particularly of a personal nature, that you are happy will be made available to others in this way. If you provide personal information about a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.