



Working in Partnership



Mr & Mrs T Job
Terwick Mill House
Mill Lane
Dumpford
Trotton
Petersfield
West Sussex
GU31 5JT

Our Ref: SDNP/21/00277/LIS
Contact Officer: Louise Kent
Tel. No.: 01243 534734

26th March 2021

Dear Sir/Madam

**Planning (Listed Building and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Proposal: Alterations to existing ancillary building to form studio/gym.

Site Address: Terwick Mill House, Mill Lane, Dumpford, Trotton, Petersfield, West Sussex, GU31 5JT

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

Yours faithfully

TIM SLANEY
Director of Planning
South Downs National Park Authority

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Application No: SDNP/21/00277/LIS

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LISTED BUILDING CONSENT

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Listed Building Consent for the above development in accordance with the plans and particulars submitted with your application received on 15th January 2021.

This permission is subject to the following conditions:-

1. The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. Notwithstanding the approved plans, no windows, rooflights and doors shall be installed until details have been submitted to, and approved in writing by the local planning authority. The details shall include:-

- a) Plans to identify the window, rooflights and doors in question and its location within the property, cross referenced to an elevation drawing or floor plan for the avoidance of doubt;
- b) 1:20 elevation and plan;
- c) 1:10 section with full size glazing bar detail;
- d) the position within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and

- e) a schedule of the materials proposed, method of opening, and finishes.

Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and surrounding area.

4. The outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling known as Terwick Mill House and shall not be used or occupied separately or severed thereafter.

Reason: To safeguard the amenities of the local area and to ensure that the outbuilding is used only in connection with the existing dwelling.

5. Before the first occupation of the building hereby permitted the new window on the North elevation shall be fitted with obscure glazing. The window shall be permanently retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property.

6. The roof lights shall be fitted with electronically timed blackout blinds in accordance with sections 6.3 and 9 of the SDNPA's Dark Skies Technical Advice Note (April 2018). Once fitted the blackout blinds shall be maintained in working condition and shall remain in place in perpetuity.

Reason: To reduce the impact up the Dark Night Sky Reserve, of which the property is located in.

7. The implementation of this planning permission shall be carried out strictly in accordance with mitigation set out in the Proposed Method Statement (March 2021), produced by DP King. A Natural England Protected Species Licence will be required for the works, and this will need to be obtained prior to any works taking place.

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species and to accord with policy SD02 of the South Downs Local Plan 2014 - 2033.

8. Upon completion of any element of the works for which Listed Building Consent is hereby granted, any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

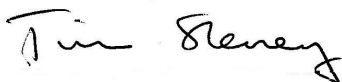
Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION PLAN, BLOCK PLAN AND EXISTING SITE SURVEY	1		15.01.2021	Approved
Plans - EXISTING GROUND FLOOR PLAN AND ELEVATIONS	2		15.01.2021	Approved
Plans - PROPOSED GROUND FLOOR PLAN AND ELEVATIONS	3	REV A	08.02.2021	Approved

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



TIM SLANEY
Director of Planning
South Downs National Park Authority
26th March 2021



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NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

(1) Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

Appeals:

1. An applicant who desires to appeal:

(a) Against a decision of a local planning authority;

- (i) refusing listed building consent or conservation area consent or granting either such consent subject to conditions; or
- (ii) refusing to vary or discharge the conditions attached to a listed building consent
Or
a conservation area consent, or in respect of the addition of new conditions consequential upon any such variation or discharge;

(b) on the failure of a local planning authority to give notice of their decision or of the reference of the application to the Secretary of State shall give notice of appeal to the Secretary of State (on a form obtained from the Secretary of State) within six months of notice of the decision or of the expiry of the appropriate period allowed under regulation 3(4), as the case may be, or such longer period as the Secretary of State may at any time allow.

2. Such a person shall also furnish to the Secretary of State a copy of each of the following documents:

- (i) the application;
- (ii) all relevant plans, drawings, particulars and documents submitted with the application, including a copy of the certificate given in accordance with regulation 6;
- (iii) the notice of the decision, if any;
- (iv) all other relevant correspondence with the local planning authority.

Appeals must be made on a form obtainable from the Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

3. If listed building consent is refused 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 a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act, 1990.

4. In certain circumstances, set out in Section 114 of the Town and Country Planning Act, 1990, a claim may be made against the local planning authority for compensation where consent is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him.

