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Dr David Powell
South Town Farm
Southtown Lane
West Pennard
Glastonbury
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BA6 8NS

Application Number: 2020/1705/LBC
Date of Application: 29th September 2020
Application Type: Listed Building Consent

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
REGULATIONS 1990 (AS AMENDED)

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby **GRANT LISTED BUILDING CONSENT** for the works described in the application validated on 29th September 2020 subject to conditions hereunder stated.

Proposal: Structural stabilisation and repair works to the north gable wall of the 17th-century western extension including the installation of Cintec Anchors, localised repointing and the replacement of rotted lintels.
Location: South Town Farm Southtown Lane West Pennard Glastonbury Somerset
Parish: West Pennard Parish Council

DECISION: Approval

CONDITIONS

- Standard Time Limit - Listed Building Consent (Compliance)**
The works hereby approved 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. **Plans List (Compliance)**

This decision relates to the following drawings and documents:

Location Plan

Site Plan

Method statement/specification for the works to the gable contained within the Design and Access Statement - except part of the specification quoted from Falcon Engineering where Cintec anchors are proposed to be installed through the stonework. (This has been superseded by dwg 10047_211_P1 Consolidation Works which states the anchors will be installed through the bed joints.)
received 1st September 2020

Main House Rear Elevation (error in property name acknowledged by applicant)
received 29th September 2020

10047_211_P1 Consolidation Works
received 15th March 2020

Reason: To define the terms and extent of the permission.

3. **Mortar Mix (Bespoke Trigger)**

No re-pointing shall be carried out until details of the specification for the mortar mix and a sample area of pointing demonstrating colour, texture, jointing and finish have been provided in situ for the inspection and approval in writing by the Local Planning Authority. The sample area shall be retained for reference until the work has been completed and the development carried out in accordance with the approved details.
Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

4. **Cintec Anchors (Compliance)**

The Cintec Anchors hereby approved shall be installed through the bed joints (not through the stonework) as specified on drawing 10047_211_P1 Consolidation Works, received 15th March 2020.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

NOTES

1. Condition Categories

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is £116 per request (or £34 where it relates to a householder application) and made payable to Mendip District Council.

The request must be made in writing or using the Standard Application form (available on the council's website www.mendip.gov.uk). For clarification, the fee relates to each request for the discharge of conditions and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns conditions relating to both a planning permission and Listed Building Consent then a fee will be required.

2. The responsibility for ensuring compliance with the terms of this approval rests with the persons responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
3. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and proactive way.
4. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Thank you for erecting this on our behalf. Please would you ensure that any remaining notices in respect of this decision are immediately removed from the site and suitably disposed of? Your cooperation in this matter is appreciated.



Julie Reader-Sullivan
Planning and Growth Group Manager

If you have any queries regarding this notice please contact our Customer Services Team on 0300 303 8588

Dated 13th April 2021