

**Application Number: 2009/00419**



TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**Notice of Approval for Development**

Agent  
Trewin Design  
Highfield Homes  
Holsworthy Beacon  
Holsworthy  
Devon  
EX22 7NF

Applicant  
Mr D J Watkins

CORNWALL COUNCIL, being the Planning Authority **HEREBY APPROVE** permission for the development proposed by you in your application dated the 16 March 2009 in respect of land at: **Penscombe Barns, Lezant** in the Parish of Lezant namely: **Conversion of barn to form two dwellings.**

Approve subject to the following conditions and reasons:

1. The development hereby permitted shall be begun no later than the expiration of three years beginning with the date hereof. Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Before the development hereby permitted is commenced details of the slate and timber cladding to be used in the construction shall be submitted to and approved by the Local Planning Authority. Reason: To ensure the development is completed in a satisfactory and acceptable manner.
3. The proposed windows shown on the plans hereby approved shall be of timber construction, and shall thereafter be maintained as such unless agreed with the Local Planning Authority. Reason: To ensure a form of material and finish in character and appearance with the proposed development.
4. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) Order 2008 (or any Order revoking, re-enacting or amending that Order) no development within Classes A - H of Part 1 of the Schedule of the Amendment Order and Class A of Part 2 of Schedule 2 of the Order and including any alteration that materially effects the external appearance of the building, shall be carried out without the express consent of the Local Planning Authority. Reason: To retain control over the appearance of the development in the interests of visual amenities of the locality and to prevent overdevelopment of the site.

5. No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Council in consultation with the Councils Archaeologist. Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements of PPG16 Archaeology and Planning.

**INFORMATIVE:** The details required under Condition 2 include the source of the material (ie. quarry name) or brand name, type and colour including any relevant reference numbers.

**THIS DEVELOPMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE PLANS HEREBY APPROVED. ANY ALTERATIONS WILL REQUIRE A FURTHER PLANNING/LISTED BUILDING CONSENT.**

**CONDITIONS NOT COMPLIED WITH MAY BE SUBJECT TO LEGAL ACTION.**

#### **Summary of the Reasons for Approval**

In accordance with the requirements of Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 having regard to the pattern of existing development in the area and the relevant provisions of the Development Plan, namely policies 1 and 2 of the 2004 County Structure Plan and policies DVS1, DVS2, DVS3, DVS5, ECN8 and ENV1 of the District Local Plan, it is considered that subject to compliance with the conditions (if any) attached to this permission, the proposed development would, where relevant, be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience. Full regard has been paid to any other material considerations which might have indicated otherwise.

Your attention is drawn to the enclosed notes.

06 May 2009



Authorised Officer

REG\_Decision.