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Town and Country Planning Act 1990

**PLANNING DECISION NOTICE**

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**1 Details of the application**

Reference: F/YR19/0814/LB  
Registered: 25 September 2019

Applicant: Mr & Mrs Murray  
Tindall Mill  
Kirkgate  
Tydd St Giles  
Wisbech  
Cambridgeshire PE13 5NE

Agent: Mr Hadleigh Chapman  
Peter Humphrey Associates Ltd  
31 Old Market  
Wisbech  
Cambs PE13 1NB

**2 Address to which this consent relates**

**Tindall Mill Kirkgate Tydd St Giles Wisbech Cambridgeshire PE13 5NE**

**3 Details of this decision**

Listed Building Consent is **GRANTED** regarding:

**Internal and external works to a listed building to enable the conversion of existing stable to form additional living accommodation and a single-storey 1-bed annexe, and the insertion of an arrow-slit window to front entrance lobby.**

**4 Conditions**

This consent is subject to the following conditions:

- 1 The works/demolition permitted shall be begun not later than 3 years from the date of this consent.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the commencement of works to underpin the foundations a method statement detailing exactly how the underpinning will be executed shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.

Reason - To safeguard the special architecture and historic interest of the listed building in accordance with Policy LP18 of the Fenland Local Plan 2014.

**Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.**

**The additional information required by this condition is considered necessary to make the development acceptable in planning terms.**

- 3 The Local Authority shall be given 14 days' notice of the intention to strip the roof of all existing roof tiles and (i) once all tiles are removed the Conservation Officer shall be given the opportunity to inspect the roof timbers and agree the exact structural and strengthen works required and (ii) a roofing plan clearly indicating the exact structural and strengthening works shall be submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Reason - To safeguard the special architecture and historic interest of the listed building in accordance with Policy LP18 of the Fenland Local Plan 2014.

**Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.**

**The additional information required by this condition is considered necessary to make the development acceptable in planning terms.**

- 4 The existing pantile roof covering shall be carefully removed by hand and all pantiles capable of reuse shall be set aside on pallets prior to being re-laid on the building. Any additional pantiles required to make up for damaged tiles shall be clay pantile to match the existing and shall be agreed by means of a tile sample which shall be submitted to and agreed in writing by the Local Planning Authority.

Reason - To safeguard the special architecture and historic interest of the listed building in accordance with Policy LP18 of the Fenland Local Plan 2014.

**Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.**

**The additional information required by this condition is considered necessary to make the development acceptable in planning terms.**

- 5 Prior to the commencement of works to undertake brickwork repairs (i) a drawing indicating the exact positioning of Helifix rods to be used to address cracking and (ii) a mortar specification for all repointing works shall be submitted to and approved in writing and the works carried out in accordance with the approved details.

Reason - To safeguard the special architecture and historic interest of the listed building in accordance with Policy LP18 of the Fenland Local Plan 2014.

**Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.**

**The additional information required by this condition is considered necessary to make the development acceptable in planning terms.**

- 6 Prior to the commencement of new fabric being fitted, details to include (i) full joinery details with vertical and horizontal sections (scale 1:5) for all windows and doors, (ii) product information for roof lights (including clear identification of rooflight size), (iii) product information for rainwater goods and (iv) product information for all new external vent, flue and extraction fittings shall be submitted to and approved in writing by the Local Planning Authority and works undertaken in accordance with the approved details.

Reason - To safeguard the special architecture and historic interest of the listed building in accordance with Policy LP18 of the Fenland Local Plan 2014.

**Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.**

**The additional information required by this condition is considered necessary to make the development acceptable in planning terms.**

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Reference	Title
PL01C	Elevations and Floor Plans
	Structural Survey
	Schedule of Works
PL02A	Location Plan and Site Plan, and Proposed Stable Floor Plan and Elevations

Reason - For the avoidance of doubt and in the interest of proper planning.

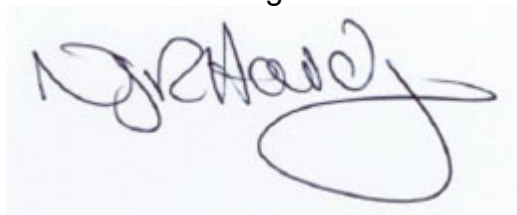
## 5 Informatives

The following points are also relevant to this consent:

- 1 The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.
- 2 You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk)).
- 3 It should be noted that the Fenland District Council Conservation Officer in her consideration of the scheme queried the Introduction of a damp proof course would noting that rising damp actually occurs rarely and is often misdiagnosed (where low level damp is actually the result of moisture from sources such as failing rainwater goods or poor drainage). Against this backdrop the introduction of a chemically injected damp proof course may not provide any benefit for this building.

## 6 Authorisation

Authorised by: Nick Harding  
Head of Planning

A handwritten signature in black ink, appearing to read 'Nick Harding', written on a light-colored background.

Signature:

Date the decision was made: 20 November 2019

Fenland District Council  
Development Services  
County Road  
March  
Cambridgeshire  
PE15 8NQ

Phone: 01354 654321

E-mail: [planning@fenland.gov.uk](mailto:planning@fenland.gov.uk)

## Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under the provisions of the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal, then you must do so within **6 months** of the date of this notice, using a form which you can get from the Planning Inspectorate at Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, by contacting the customer support team on 0303 444 5000 or online <https://www.gov.uk/planning-inspectorate>

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 or consent or could not have granted it without 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

## Purchase Notices

If either the local planning authority or the Secretary of State refuses permission or listed building consent 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 District Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

## Compensations

In certain circumstances compensation may be claimed from the local planning authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.