



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr Stephen Paul Kitchen
East Mantles Cottage
Blyth Road
Ranskill
Retford
DN22 8LT

TOWN AND COUNTRY PLANNING (Listed Buildings and Conservation Area) ACT 1990

Application For: Listed Building Consent

NOTICE OF DECISION

Application No: 22/00673/LBA

Applicant: Mr Stephen Paul Kitchen

Agent:

Proposal: Retain Solar Panels to Rear Roof Plane

Site Address: 6 Mantles Court Blyth Road Ranskill Retford

The Council have considered the application and hereby **REFUSE LISTED BUILDING CONSENT** for the reasons set out below:

REASONS:

1. By reason of their prominent and unsympathetic siting, the photovoltaic solar array would have an overbearing and dominating impact upon the roof-scape of 6 Mantles Court, which would ultimately detract from the special interest of the grade II listed building. The proposal would therefore be contrary to: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Policy DM8 of the Bassetlaw Core Strategy (December 2011); and Paragraphs 189, 194, 195, 197, 199, 200, 202 and 206 of the NPPF (July 2021).

STATEMENT

The application was clearly contrary to the relevant planning policies and the Local Planning Authority working positively and proactively with the applicants would have afforded no opportunity to overcome these problems.

Date: **11 July 2022**

A handwritten signature in black ink, appearing to read 'J Krawczyk', written in a cursive style.

John Krawczyk
Planning Development Manager
Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 22/00673/LBA

Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder* application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial (shop front) application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against the local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

If you want to appeal against the local planning authority's decision (not included above) then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-decision>

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development 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.

* Householder application means – (a) an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, **but does not include** – an application for change of use; an application to change the number of dwellings in a building.

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 can he 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. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.