



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

Mr Robert Turner  
Turner & Co Consulting Ltd  
First Floor Charity House  
Duke Street  
Tutbury  
DE13 9NE

---

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

**Application For:** Listed Building Consent

**NOTICE OF DECISION**

**Application No:** 22/01546/LBA

**Applicant:** Mr J Dickinson

**Agent:** Mr Robert Turner

**Proposal:** Erect Single Storey Extension to Form New Fireplace with Associated Flue

**Site Address:** Hazel Gap Farm Budby Road Cuckney Mansfield Nottinghamshire

---

The Council have considered the application and hereby **GRANT LISTED BUILDING CONSENT** subject to the conditions which have been imposed for the reasons set out below:

**CONDITIONS:**

1. The works to which this consent relates shall be begun no later than three years from the date of this consent.

Reason: To comply with Section 51 of the Planning & Compulsory Purchase Act.

2. The works hereby permitted shall be in accordance with details and specifications included on the submitted application form and shown on the following approved plans:

- Site Location Plan Drawing No. E000 Rev. B, received on 22 November 2022;
- Existing OS and Block Plan, Drawing No. E001 Rev. B, received on 15 November 2022;
- Proposed Plans Drawing No. P001 Rev. B, received on 15 November 2022;
- Proposed Elevations Drawing No. P002 Rev. B, received on 15 November 2022;
- Proposed Sections Drawing No. P003 Rev. B, received on 15 November 2022.

Reason: To ensure the works takes the agreed form envisaged by the Local Planning Authority when determining the application and to preserve the special interest of the listed building.

3. Before any bricks are laid, a brick/stone sample panel, showing the brick/stone type(s), brick bond/stone coursing, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Reason: To preserve the special architectural and historic interest of the listed building.

4. Mortar for the purposes of re-pointing shall be carried out using hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To preserve the special architectural and historic interest of the listed building.

5. The flue hereby approved shall be painted black and shall not be of a silver/galvanised finish.

Reason: To ensure the works preserve the special interest of the Listed Building.

Date: **11 January 2023**



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

**Note: Attention is drawn to the Notices attached**

## **Grant of Planning Permission**

**Application Number:** 22/01546/LBA

This permission/approval/consent is given only under the Town and Country Planning Acts. It does not give approval under the Building Regulations.

If you are aggrieved by the decision of the District Planning Authority to grant permission/approval/consent subject to conditions, then you can appeal to the Secretary of State for the Environment.

If you want to appeal and your application was not for \*householder development, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. An appeal in respect of an advertisement application must be made within eight weeks.

If you wish to appeal for a \*householder development, you must do so within 12 weeks of the date of this notice.

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 for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider the appeals solely because the local planning authority based its decision on a direction given by him.

If either the District Planning Authority or the Secretary of State for the Environment grants permission/approval/consent 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 reasonable 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 VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission 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 by the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

\* 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.

Other Acts and non-planning legislation may apply for example Right to Light or Party Wall Act etc. 1996, it is your responsibility to comply.