

NNDC Ref: LA/21/1771
Date: 3rd December 2021

Registered: 29th June 2021

Mr Neil Oxlee
Garnett Netherwood Architects Ltd
Unit 20, 46 The Calls
Leeds
LS2 7EY
United Kingdom

DECISION NOTICE

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992

Proposal: Internal and external works to facilitate first floor extension and alterations;
repair to boundary treatments

Location: Shoemakers Cottage, 2 Church Street, Stiffkey, Norfolk, NR23 1QJ

Applicant: Mr Jack Alexander

NORTH NORFOLK DISTRICT COUNCIL, in pursuance of powers under the above mentioned Act hereby **CONSENT** to the above mentioned development in accordance with the accompanying plans and subject to the conditions specified hereunder:

- 1) The development hereby permitted shall begin no later than 2 years from the date of approval of the last of the reserved matters to be approved.

TO BE CHANGED TO
3 YEARS

Reason for the condition:

As required to be imposed by section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The works hereby granted consent shall be carried out in accordance with the following approved plans and documents, except as may be required by specific condition(s):

- P001
- P002 Rev A
- P003
- P004
- P005
- Design, Access and Heritage Statement

Reason for the condition:

For the avoidance of doubt.

- 3) Prior to their use on site, samples of the bricks to be used in the construction of the approved extension and boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The new build elements shall then be constructed using only the approved materials.

Reason for the condition:

To ensure the satisfactory appearance of the works and protection of the special architectural and historic interest of the building as required by Policy EN 8 of the adopted North Norfolk Core Strategy.

- 4) Prior to the construction of the new boundary walls, a flint sample panel shall be prepared, submitted to and agreed in writing by the Local Planning Authority. This panel shall be not less than 1 square metre in size and shall not contain any flints with a diameter of over 150mm when measured in any direction. The boundary walls shall then be built in accordance with the approved sample.

Reason for the condition:

To ensure the satisfactory appearance of the works and protection of the special architectural and historic interest of the building as required by Policy EN 8 of the adopted North Norfolk Core Strategy.

- 5) The clay pantiles on the existing rear wing shall be reused as part of re-roofing the approved extension with any shortfall, including those needed to roof the approved dormers, being made up from tiles which closely match the colour, composition and profile of the existing.

Reason for the condition:

To ensure the satisfactory appearance of the works and protection of the special architectural and historic interest of the building as required by Policy EN 8 of the adopted North Norfolk Core Strategy.

- 6) The existing copings shall be reused as part of raising the existing boundary walls with any shortfall, including those needed to cap the new boundary walls, being made up from copings which closely match the colour, composition and profile of the existing.

Reason for the condition:

To ensure the satisfactory appearance of the works and protection of the special architectural and historic interest of the building as required by Policy EN 8 of the adopted North Norfolk Core Strategy.

- 7) The cheeks on the approved dormers shall be rendered to match the existing unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition:

To ensure the satisfactory appearance of the development in accordance with Policy EN 8 of the adopted North Norfolk Core Strategy.

- 8) The windows within the approved dormers shall be flush-fitting timber casements to match the existing unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition:

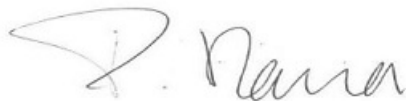
To ensure the satisfactory appearance of the development in accordance with Policy EN 8 of the adopted North Norfolk Core Strategy.

This Decision refers only to that required under the Planning (Listed Building and Conservation Areas) Act and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Notes to Applicant:

- 1) The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments, at the pre-application stage, the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

Decision Date: 3 December 2021



Mr Phillip Rowson
Head of Planning

Acting under Delegated Authority
On Behalf of the Council.

**Notes relating to decisions on applications for listed building consent:
Planning (Listed Building and Conservation Areas) Act 1990**

1. Please be aware that if any dischargeable conditions have been imposed on this consent, you will need to make an application using the 'Approval of Conditions' or a 'Listed Building Consent' form. There are no limits to the number of conditions which can be discharged in one request, and no fee at the time of printing. Failure to comply with any conditions imposed constitutes a criminal offence under s9(2) of the Planning (Listed Building and Conservation Areas) Act 1990.
2. Attention is drawn to s8(2)(b) of the Act, the *effect* of which is that demolition may be not be undertaken (despite the terms of any consent granted by the Local Planning Authority) until notice of the proposal has been given to the Historic England Architectural Investigation Section, Brooklands, 24 Brooklands Ave, Cambridge, CB2 2BU and the commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or they do not wish to record it.

Planning (Listed Building and Conservation Areas) Act 1990

Appealing your Decision.

If you are aggrieved by the decision of your local planning authority to refuse Listed Building Consent for the proposed works or to grant consent subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and the Regions in accordance with section 20 of the Planning (Listed Buildings and Conservation Area) Acts 1990.

How to make an Appeal

Appeals can be made online at <https://www.gov.uk/planning-inspectorate> or using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by calling tel. 0303 444 5000

Please note, only the applicant possesses the right to appeal.

The Secretary of State has the power to allow a longer period for the giving of a notice of appeal and he will exercise his power in case where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local authority in regard to the proposed works are in progress.

If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, Transport and Regions, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any works which have or would have been permitted, the owner may serve a purchase notice on the Council of the county district, in which the land is situated a listed building purchase notice, requiring the Council to purchase the owner's interest in the land in accordance with the provisions of s32 Planning (Listed Building and Conservation Areas) Act 1990.

In certain circumstances, a claim maybe made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the planning (Listed Building and Conservation Areas) Act 1990.

Please Note:

The designation of addresses, or any changes to existing addresses, must be approved by the Council. Please contact the Corporate Property Data Unit at the Council's Cromer Headquarters in this connection - tel. 01263 516048 / 516013 or e-mail : llpg@north-norfolk.gov.uk