

LISTED BUILDING DECISION NOTICE

DETERMINATION OF APPLICATION FOR LISTED BUILDING CONSENT

Town and Country Planning (Listed Building and Conservation Area) Act 1990

Application No:	PL/2018/02353/LBC
Case Officer:	Lawrence Osborne
Date of Decision:	13.11.2018
Location:	Walford Hall Farm , Solihull Road, Hampton In Arden, Solihull
Proposed Development:	Listed building consent for change of use of the farmhouse and associated outbuildings from residential/agricultural to commercial/office use. Extensive repairs to all buildings, full services installation, replacement/removal of inappropriate fittings and finishes, and extensions.
Date Registered:	20th August 2018
Applicant:	Walford Hall Farm
Agent:	Miss Catherine O'Toole

The Solihull Metropolitan Borough Council as Local Planning Authority hereby **GRANTS LISTED BUILDING CONSENT** as shown below, for the above described development.

The development must conform with the terms and approved plans and must remain in conformity with such terms and plans, subject to and save as may be otherwise required by any of the following conditions:-

STANDARD CONDITIONS

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 821 04G; 821 06E; 821 07E; 821 08B; 821 110E; 821 111E; 821 112E; 821 113E; 821 114E; 821 115E; 821 116E; 821 120F; 821 121E; 821 122F; 821 123D; 821 130D; 821 131D; 821 122C; 821 140E; 821 141E; 821 142E; 821 150E; 821 151E.

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To ensure compliance with the approved plans and details to safeguard amenity and the quality of the environment in accordance with Policies P14, P15 and P16 of the Solihull Local Plan 2013.

2. The works to which this consent relates must be begun not later than the expiration of 5 years beginning with the date on which the consent is granted.

To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. No development shall be commenced until samples of all external facing materials including oak for frame repair or replacement, bricks, tiles and lime render to be used have been submitted to and approved in writing by the Local Planning Authority, including by sample panels on site where necessary. Thereafter the development shall be carried out in full accordance with the approved details.

To ensure that the character and appearance of the listed building and its curtilage listed buildings are preserved in accordance with Policy P16 of the Solihull Local Plan 2013.

4. Before the development hereby approved commences details must be submitted to and approved in writing by the Local Planning Authority showing:

- (a) all elevational materials including traditional pattern cast iron rainwater goods
 - (b) 1:10 drawings of all external frames including details of their enclosing openings (cills, jambs, arches etc.) plus full size sections, glazing details and confirmation of the depth of all door and window recesses
 - (c) 1:10 details and full size sections of all external ironmongery
 - (d) decorative finishes and colours used externally
 - (e) finish/ colour, size, reference number and manufacturer of all rooflights
 - (f) details of the brick bonding, mortar mix and jointing for infill panels, other brickwork and any repairs or additions to the farm building group;
 - (g) details of the underfloor heating system, limecrete floor system, and provisions for underfloor ventilation where required;
 - (h) a Management Scheme for Walford Hall farmhouse to ensure that furniture and other items at first floor impose no unreasonable structural loadings upon the historic building;
- thereafter the development shall be carried out in accordance with the approved details and maintained for the lifetime of the development.

To ensure that the character and appearance of the building is preserved in accordance with Policy P16 of the Solihull Local Plan 2013.

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5. A description of the action and works to be taken and carried out under this consent shall be submitted to the Local Planning Authority before any work of demolition is begun, including locations where major timber frame repair is approved. No work of demolition shall be commenced until the Local Planning Authority has signified in writing its approval to the proposed actions and works. Such actions and works shall, where necessary, include in relation to any part of the building to be retained measures to strengthen and/ or support any wall or vertical surface; to support any floor, or horizontal surface; and to provide protection for the building against weather and trespass during the works.

To safeguard the stability, security and significance of the structure which is to be retained in accordance with Policy P16 of the Solihull Local Plan 2013.

6. No development shall take place until:

- a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work shall be submitted to and approved in writing by the Local Planning Authority.
- b) the programme of archaeological evaluative work and associated postexcavation analysis, report production and archive deposition detailed within the approved WSI shall be undertaken. A report detailing the results of this fieldwork shall be submitted to the planning authority.
- c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) shall be submitted to and approved in writing by the LPA. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation. The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

To ensure adequate opportunity for site research and recoding in accordance with Policy P16 of the Solihull Local Plan.

Informative

NOTE: This consent does not confer planning permission separate application for which must be made and approval obtained in writing before work commences.

**LISTED BUILDING
DECISION NOTICE**



Managed Growth Directorate
Development Management
Planning Services, Solihull MBC
Council House, Manor Square
Solihull, B91 3QB

Telephone 0121 704 8008
planning@solihull.gov.uk

Signed

A handwritten signature in black ink that reads 'Anne Brereton'. The signature is written in a cursive, flowing style.

Anne Brereton
Director of Managed Growth & Communities

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TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your 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 your 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 your local planning authority's decision of your application, then you must do so within: 28 days of the date of the 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 your 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 application, if you want to appeal against your local 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 your local planning authority's decision then you must do so within 8 weeks of the date of this notice.

If this is a decision to refuse planning permission other than those specified above, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice,

If this is a decision to refuse permission for works to a TPO tree, if you want to appeal against your local authority's planning decision then you must do so within 28 days 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 www.planningportal.gov.uk/pcs.

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 the 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.