

DECISION NOTICE



Date: 16th March 2022

Our Ref: 21/02289/LBC
Your Ref:

Dear Mr And Mrs R Ford c/o Peter Richards And Co

DETERMINATION OF APPLICATION FOR LISTED BUILDING CONSENT

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

Location:	Brades Farm, Brades Road, Prees, Whitchurch
Proposed Development:	Reorganisation and extension to Brades Farmhouse, including construction of replacement domestic outbuildings and modification of extant consent for conversion of traditional barns to three dwellings affecting a grade II listed building
Application No.	21/02289/LBC
Date Received:	5th May 2021
Applicant:	Mr And Mrs R Ford

Shropshire Council hereby **GRANT LISTED BUILDING CONSENT** subject to the conditions and reasons listed below. Please note that the conditions must be met otherwise legal action may be taken to prevent the development from proceeding.

STANDARD CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)

2. The development shall be carried out strictly in accordance with the approved plans and drawings

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

3. Before the relevant parts of the work are commenced, details of roofing materials, including ridge materials and detailing, together with the method of ventilating the roof voids and the method of fixing these items along with details of the brick bond and type and cladding to be used in the erection of new structures. Following this approval, a freestanding sample panel of brickwork of approximately 1m square shall be provided on site and the mortar mix, colour, texture and joint finish shall be inspected and approved in writing by the Local Planning Authority before the relevant works commence. Development shall be carried out in accordance with the agreed details.

Reason: To ensure satisfactory preservation of the heritage assets.

4. No pointing or re-pointing of existing or proposed masonry shall commence until the Local Planning Authority has approved the following items in writing:
a drawing showing the proposed area(s) of repointing
the mortar mix
the method of removing existing mortar, please note that old mortar shall not be removed using any mechanical tool or angle grinder.
an inconspicuous pointing sample provided on site following approval of the above items

Reason: To safeguard the historic interest and character of the Heritage Asset and ensure an appropriate external appearance.

5. External brickwork must not be treated with a waterproofing solution or mechanically cleaned including pressure washing and sandblasting.

Reason: To safeguard the architectural and historic interests and character of the Heritage Asset.

6. Before the relevant works commence areas for pointing or repointing of stonework shall be agreed on site with the Local Planning Authority. The maximum of sound original pointing is to be retained. Mortar for pointing shall be a lime mortar which matches the original in colour, texture and surface finish unless otherwise agreed by the Local Planning Authority. An unobtrusive sample of pointing shall be carried out and approved in writing by the Local Planning Authority before commencement of the relevant works. Old mortar shall not be cut out or removed by mechanical means.

Reason: To ensure the satisfactory preservation of the Heritage Asset.

7. Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

8. All existing features of architectural and historic interest (e.g. windows, doors, ornamental plaster, joinery, staircases, fireplaces) shall be retained in-situ and fully protected during the approved works.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

9. All new partitions and other elements of construction shall be scribed around historic and architectural features including cornices, picture rails, chair rails, skirting's, panelling, door and window linings and shall not cut through such features.

Reason: To ensure the satisfactory preservation of the Heritage Asset.

CONDITIONS THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

10. Prior to the commencement of the works a timber-by-timber inspection of the structural frame, its components and joints shall be undertaken. This inspection shall inform a fully detailed scheme of repairs which shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the relevant works. The scheme shall include:

A method statement, having regard to the structural integrity of the frame

Plans, sections and elevations at a scale of not less than 1:50 showing full details of the components to be repaired or replaced,

A complete specification for replacement timbers,

The proposed methods of repair , and

The type of surface treatments or decorative finishes to be applied.

Reason: To ensure the satisfactory preservation of the Heritage Asset.

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email buildingcontrol@shropshire.gov.uk or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" which can be found using the following link:
<http://www.shropshirefire.gov.uk/planning-applications>

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Approved Drawings

Plan Type	Plan No.	Date Received
Site Location Plan		05.05.2021
Block Plan	, Rev. E	10.03.2022
Proposed Floorplans	House GF, Rev. A	16.09.2021
Proposed Floorplans	House FF, Rev. A	16.09.2021
Proposed Floorplans	House SF, Rev. A	16.09.2021
Proposed Elevations	House, Rev. B	07.01.2022
Proposed Floorplans	Barn GF, Rev. C	20.01.2022
Proposed Floorplans	Barn FF	05.05.2021
Proposed Elevations	Barn, Rev. A	13.01.2022
Combination	Garage, Rev. C	13.01.2022

21/02289/LBC



Tracy Darke, Assistant Director of Economy & Place
Date of Decision: 16th March 2022

NOTES

Conditions

You will see that your decision notice includes a number of conditions:

- You must comply with all of the conditions. If you are unclear about any of them, please contact the Planning Officer who dealt with the application.
- Some of the conditions may require you to submit further information to the Council for approval. Most conditions will need to be complied with before you start work on site.
- If you think any of the conditions are unreasonable you may appeal to the First Secretary of State, through the [Planning Inspectorate](#).
- Please also ensure that you comply with the requirements of any Legal Agreement that may accompany the planning permission.

Informatives

Your decision notice includes a number of informatives. This gives you some extra guidance and advice which will help the development process. Please note your Decision Notice gives permission only under the Town and Country Planning Acts. You may need other approvals, for example under the Building Regulations, or Party Wall Act, or permission from your neighbour to go onto his/her land.

Amendments

If you need to alter your approved drawings please send full details to us regardless of how small the alteration is. Your case officer will determine whether this can be agreed through a simplified exchange of correspondence or whether a revised application needs to be submitted. Further guidance can be found at www.shropshire.gov.uk/planning . You should not commence work until the amendment has been approved in writing by the Council.

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then the applicant can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

An appeal must be made within six months of the date of this notice, or 12-weeks if the scheme is for that of "household" development, or minor commercial application, or within 8 weeks in the case of advertisement appeals. The appeal must be made on a form which can be obtained from the Planning Inspectorate at Customs Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online through the Planning Portal website at www.planningportal.gov.uk/pcs

Where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is 28 days of the date on the decision notice or the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA has to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 week deadline).

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 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 (appeals@shropshire.gov.uk) and Planning Inspectorate (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 for the Environment 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 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 requiring the Council to purchase the interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.