
Town and Country Planning Act 1990

PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR23/0481/LB
Registered: 30 May 2023

Applicant: S Coppin & A Day
Hollycroft House
180 Front Road
Murrow
Wisbech
Cambridgeshire
PE13 4HU

Agent:
G R Merchant Ltd
4 Wrights Mews
12A Park Road
Holbeach
Spalding, Lincs
PE12 7EE

2 Address to which this consent relates

Hollycroft House 180 Front Road Murrow Wisbech Cambridgeshire PE13 4HU

3 Details of this decision

Listed Building Consent is **GRANTED** regarding:

Internal and external works to a listed building including the erection of a single-storey side extension, and a 2.4m high front boundary wall, 1.1m high railings involving the demolition of existing fence, and alterations to conservatory roof.

4 Conditions

This consent is subject to the following conditions:

- 1 The works/demolition permitted shall be begun not later than 3 years from the date of this consent.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be finished in the same style and materials which match plan reference 02F.

Reason - In order to maintain the special architectural and historic interest of the listed building in accordance with and Policy LP18 of the Local Plan 2014.

- 3 No development shall take place above ground level until samples of the bricks for the roadside wall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason - In order to preserve the special architectural and historic character of the Listed Building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

- 4 Prior to the commencement of above ground development, details of mortar mixes and brick bonds shall be determined by a 1x1 metre sample panel, to be viewed on site and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason - In order to preserve the special architectural and historic character of the Listed Building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

- 5 Notwithstanding the approved plans and prior to the commencement of development, precise details of all new joinery will be required to be submitted to and approved in writing by the Local Planning Authority (clarified through 1:20 drawings and 1:5 typical sections). The development shall be carried out in accordance with the approved details and thereafter retained.

Reason - In order to preserve the special architectural and historic character of the curtilage stable building and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

- 6 Prior to the installation of any rooflights, full details of the proposed rooflights shall be submitted to and agreed in writing to the LPA. The development is then to be carried out in full accordance with the approved details.

Reason - In order to preserve the special architectural and historic character of the Listed Building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

| Reference | Title |
|-----------|---|
| 01 | Location Plan, and Existing Site Plan, Floor Plan and Elevations (revision B) |
| 02 | Proposed Site Plan, Floor Plans and Elevations (revision F) |
| 03 | Existing and Proposed Street Scenes |
| | Application form |
| | Biodiversity checklist |
| | Planning, Design & Statement, (inc Heritage Statement & Schedule of Works) |

Reason - For the avoidance of doubt and in the interest of proper planning.

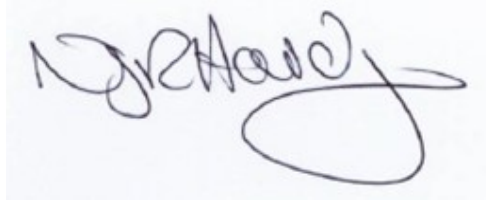
5 Informatives

The following points are also relevant to this consent:

- 1 The application as submitted was acceptable and did not require the Local Planning Authority to work positively and proactively with the applicant to seek solutions to problems arising from the application.
- 2 You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: enquiries@cncbuildingcontrol.gov.uk).

6 Authorisation

Authorised by: Nick Harding
Head of Planning

A handwritten signature in black ink, appearing to read 'Nick Harding', written on a light-colored background.

Signature:

Date the decision was made: 25 July 2023

Fenland District Council
Development Services
County Road
March
Cambridgeshire
PE15 8NQ

Phone: 01354 654321
E-mail: planning@fenland.gov.uk

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under the provisions of the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal, then you must do so within **6 months** of the date of this notice, using a form which you can get from the Planning Inspectorate at Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, by contacting the customer support team on 0303 444 5000 or online <https://www.gov.uk/planning-inspectorate>

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 or consent 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. 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 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 refuses permission or listed building consent 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. This notice will require the Council to purchase his interest in the land in accordance with the provisions the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensations

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