



GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application Number: S/HOU/23/0943/JP **Ward:** Blunsdon And Highworth
Parish: Blunsdon

Proposal: Increase in height of 2 x brick chimneys from their existing 0.75m and 0.975m heights to 1.8m in height.
Site Address: 47 High Street, Blunsdon Swindon SN26 7AG

Agent:
Applicant: Andrew Jenkins
47 High Street
Blunsdon
Swindon
SN26 7AG
United Kingdom

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

WARNING;
IF YOU DO NOT COMPLY WITH THE TIMING OF DISCHARGE AND SUBMISSION REQUIREMENTS OF THE CONDITION(S) BELOW, YOU MAY INVALIDATE YOUR PLANNING PERMISSION AND/OR CREATE A BREACH OF CONDITION RESULTING IN LEGAL ACTION.

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 the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved details, as received by the Local Planning Authority and logged on its digital public access Planning depository system:

- * The 1:1250 Site Location Plan, dated 24th July 2023;
- * The 1:500 Block Plan, dated 17th August 2023;
- * The revised 1:150 Front & Side Elevations drawing set, with the drawing number '01/B' and dated 26th September 2023;
- * The revised 1:25 detailed Rear Chimney elevations, with the drawing number '02/B' and dated 26th September 2023, and;
- * The revised 1:25 detailed Front Chimney elevations, with the drawing number '03/B' and dated 26th September 2023.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. Prior to the commencement of works on site in connection with the chimneys development hereby granted consent, full details of all new areas of brickwork, bonding, pointing and mortar mix, including samples of materials to be used, shall have first been submitted to the Local Planning Authority for its approval in writing. The development shall then be carried out in strict accordance with the approved details.

Reason: In order to preserve the historic character and appearance of the listed building.

4. Full details of all new or replacement external chimneys pots and bird cowls shall be submitted to the Local Planning Authority for its approval in writing prior to their installation on the site's Grade II listed dwelling. The works shall be carried out strictly in accordance with the approved details.

Reason: To ensure that the character and appearance of the listed building is conserved.

Informatives

1. CIL - Reg. 42 Exemption for Minor developmentThe development is either works to a building proposing no additional floorspace, and/or generates a net gain in floor space that is CIL liable, however it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.'



Director Of Strategic Development And Growth

Date: 17th October 2023

Notes

“The Local Planning Authority”, and “the application” referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice.

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within **12 weeks** of the date of the decision. Appeals must be made on a form that is obtainable from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

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 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 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 the Secretary of State.

If the permission to develop land is granted with conditions, the owner of the land may claim that the owner 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 Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.