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Laurel House Farm
Main Frome Road To Foghamshire Lane
Trudoxhill
Frome
Somerset
BA11 5DP

NOTIFICATION OF DECISION

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED) PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990 (AS AMENDED)

Application Type: Listed Building Consent **Application No:** 2022/0893/LBC

Location of Development: Laurel House Farm Main Frome Road To Foghamshire Lane
Trudoxhill Frome Somerset

Description of Proposal: Insert secondary glazing, re-build rear dormer, and replace and add additional rainwater goods to front elevation, re-roofing, rendering, internal alterations and associated repairs.

Application submitted by: H & E Marjoram

Somerset Council, hereby **GRANT** the application described above subject to the following:

Condition(s)

1. **Standard Time Limit - Listed Building Consent (Compliance)**

The works hereby approved shall be begun before the expiration of three years from the date of this consent.

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

2. **Plans List (Compliance)**

This decision relates to the following drawings and documents:

PP 001 Location Plan
- received 29th April 2022

PP 005 G Block Plan
LBC 1000 A Ground Floor Plan as Existing
LBC 1001 A First Floor Plan as Existing
LBC 1002 A Second Floor Plan as Existing
LBC 1003 A Roof Plan as Existing
LBC 1004 B Elevations as Existing - Front & Rear
LBC 1005 B Elevations as Existing - Side 1 & Side 2
- received 4th August 2022

LBC 2000 C Ground Floor Plan as Proposed
LBC 2001 C First Floor Plan as Proposed
LBC 2003 C Roof Plans as Proposed
LBC 2005 B Elevations as Proposed - Side 1 & Side 2
- received 21st June 2023

LBC 2002 D Second / Attic Floor Plan as Proposed
LBC 2004 C Elevations as Proposed - Front & Rear
- received 9th August 2023

Steel Beam Calculations for the Removal of an Internal Masonry Pier - Revision A
- received 8th October 2023

LBC 3001 Living Room Internal Elevations as Existing
- received 20th October 2023

Reason: To define the terms and extent of the permission.

3. **Joinery Details - Submission of Details (Bespoke Trigger)**

No piece of internal or external joinery, including rooflights, shall be installed unless full details of that piece have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. (Specification of the manufacturer and model will suffice for the rooflights.) The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

4. **Ducts, Pipes, Rainwater Goods - Submission of Details (Bespoke Trigger)**

No ducts, pipes, rainwater goods, vents or other external attachments shall be fitted or installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. All such attachments shall thereafter be retained in that form.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

5. **Materials for Dormer - Submission of Schedule and Samples (Bespoke Trigger)**

No construction of the replacement dormer shall commence until a specification and samples of the materials to be used in the construction of the dormer have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved specification and samples.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

6. **Details of dormer - Submission of Details (Bespoke Trigger)**

The replacement dormer shall not be installed unless full details of the dormer have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at a scale of 1:20 (or an appropriate scale to be agreed) and shall include elevations, cross-sections, and materials. (The joinery details for the window within the dormer are covered by the separate joinery condition; however, the window should be indicated on the drawings for this condition.) The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

7. **Steel beam treatment and finish - Submission of details (Bespoke Trigger)**
 No installation of the steel beam between the living room and snug shall commence until details of how the steel beam will be treated and finished - such as painting, cladding, boxing-in, for example - have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a specification for the treatment and finish of the steel beam including detail drawings to show the the proposed treatment and finish. The development shall thereafter be carried out only in accordance with the approved details.
 Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP3 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

8. **Details of solar equipment - Submission of Details (Pre-commencement)**
 No part of the solar equipment shall be installed unless details have been first submitted to and approved in writing by the Local Planning Authority. Details should include a specification for the solar panels, details of their fixing to the roof, sufficient information to indicate the internal positions and routing of any cabling or other associated paraphernalia.
 Reason: Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

9. **Removal of Solar Equipment (Compliance)**
 Within 12 months of the point where the solar panels permanently cease to produce electricity, the solar panels together with any supporting apparatus, mountings, cabling, and other associated equipment shall be removed from the building, and the building restored to its previous condition, or to a condition to be agreed in writing by the Local Planning Authority.
 Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

Informative(s):

1. **Condition Categories**
 Your attention is drawn to the conditions in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:
Compliance - The condition specifies matters with which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.
Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.
Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.
Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.
 Please note all conditions should be read fully as these headings are intended as a guide only.
 Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.
 Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is 116GBP per request or 34GBP where it relates to a householder application. The request must be made in writing or using the Standard Application form (available on the council's website www.somerset.gov.uk). For clarification, the fee relates to each request for the discharge of conditions and not to each condition itself. There is no fee for the discharge of conditions on a Listed Building Consent, planning permission for relevant demolition in a Conservation Area or Advertisement Consent, although if the request concerns conditions relating to both a planning permission and Listed Building Consent then a fee will be required.

2. The responsibility for ensuring compliance with the terms of this approval rests with the persons responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
3. The planning authority is required to erect a site notice on or near the site to advertise development proposals which are submitted. Please would you ensure that any remaining notices in respect of this decision are immediately removed from the site and suitably disposed of? Your cooperation in this matter is appreciated.
4. In determining this application, the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework by working in a positive, creative and proactive way.

Date of Decision: 22 December 2023

Mickey Green
Executive Director
Climate and Place

NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse permission or to approve it subject to conditions, you may appeal to the Secretary of State under:

- Section 78 and 79 of The Town and Country Planning Act 1990,
- Section 20 of The Planning (Listed Building and Conservation Area) Act 1990,
- Regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012,
- Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007 or
- Section 195 of the Town and Country Planning Act 1990

You must appeal **within the following timescales**:

- **28 days** from the date on the decision notice for works to trees covered by Tree Preservation Orders (TPO) using the form available here:

[Appeal a decision about a tree preservation order: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- **8 weeks** from the date on the decision notice for Advertisement Consent using the form available here: [Appeal a decision about consent to display an advertisement: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- **12 weeks** from the date on the decision notice for householder applications using the form available here:

[Appeal a householder planning decision: Overview \(www.gov.uk\)](http://www.gov.uk)

- **12 weeks** from the date on the decision notice for minor commercial applications using the form available here:

[Appeal a minor commercial development decision: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- **6 months** from the date on the decision notice for Listed Building Consent using the form available here:

[Appeal a listed building consent decision: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- There is **no time limit** for submission of an appeal for a Certificate of Lawfulness or a Listed Building Certificate of Lawfulness using the form available here:

[Appeal a decision about a lawful development certificate: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- **6 months** from the date on the decision notice for all other applications using the form available here: [Appeal a planning decision \(www.gov.uk\)](http://www.gov.uk)

You can contact the Planning Inspectorate's customer support team if you need help using the online service above by email: enquiries@planninginspectorate.gov.uk or telephone: 0303 444 5000 Monday to Friday, 9:00am to 12:00pm (noon) (except public holidays).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 in whose are the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 and/or Section 32 of The Planning (Listed Building and Conservation Area) Act 1990.

Compensation

- 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 them.
- These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990, Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in respect of Tree Preservation Orders, Section 203 of The Town and Country Planning Act 1990.

Notes in Respect of All Applications

- Although Planning Permission or Advertisement Consent may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building, Listed Building Consent may also be required before the work can commence.
- If Planning Permission has been granted for the development, should this involve any work within the highway such as the construction of a vehicular access, the consent of the Somerset Council, as Highway Authority should also be obtained - [Roads, travel and parking \(somerset.gov.uk\)](#)
- This permission does not authorise you to stop up or divert a public right of way to enable the development permitted to be carried out. Separate legal steps are necessary for this and further information can be obtained from: [Public Rights of Way \(somerset.gov.uk\)](#)
- If planning permission has been granted for development involving the creation of one or more properties needing new addresses you will need to contact the Street Naming and Numbering department of Somerset Council, for assignment of the official address/es. Details are available at [Street naming and numbering \(somerset.gov.uk\)](#)