



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr Charlie Taylor
Crowley Associates Ltd
24 A St Andrews Road
SHEFFIELD
S11 9AL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Change of Use

NOTICE OF DECISION

Application No: 22/01226/COU

Applicant: Mr Dean Dixon

Agent: Mr Charlie Taylor

Proposal: Retrospective Change of Use to A Dwelling and Alteration, Refurbishment of Existing Buildings (the Mount with associated Coach House) with Replacement of Windows and Doors, Landscaping, and Associated Works

Site Address: The Mount North Notts College Carlton Road Worksop Nottinghamshire

The Council have considered the application and hereby **GRANT PLANNING PERMISSION** subject to the conditions which have been imposed for the reasons set out below:

CONDITIONS:

1. The development hereby permitted shall be in accordance with the following approved plans published by the Authority:

Amended Site Location Plan Dwg DRB1 (Published 17 March 2023)
Amended Proposed Site Plan Dwg DRB1B (Published 28 March 2023)
Proposed Floorplans - The Mount Dwg DRB3 (Published 5 September 2022)
Proposed Elevations - The Mount Dwg DRB5 (Published 5 September 2022)
Existing and Proposed Floorplans and Elevations - The Coach House Dwg DRB6 (Published 18 October 2023)
Acoustic fence sections Dwg DRB7 (Published 29 March 2023)

Reason: For the avoidance of doubt.

2. Notwithstanding the permitted site plan Dwg DRB1B, a native species hedgerow shall be planted along the interior of the acoustic boundary fence within 9 months of the

erection of the fence, or within the first planting season. Any hedging plants removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason: To soften the appearance of the acoustic fence, in the interest of the character and setting of the heritage asset 'The Mount'.

3. The acoustic fence hereby permitted within the south side gardens as annotated on drawing DRB1B, shall be implemented as shown in section drawing DRB7, within 6 months of the date of this permission. The fence shall accord with the submitted appearance and specification of 'Jacksons Fencing Envirofence' and shall have a painted finish. The acoustic fence shall be retained for the lifetime of the development.

Reason: To safeguard the amenity of future occupants from noise and disturbance; Shall be painted in the interest of preserving the heritage setting.

4. Prior to construction, a specification of all new brick/stone to be used in the construction of the proposed west boundary wall, including details of the proposed brick bond, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details and retained as such for the lifetime of the development

Reason: To ensure the development preserves the character and appearance of the heritage asset and Conservation Area.

5. Prior to construction, details of the proposed finish of the railings on the south boundary, containing the front gardens as shown on DRB 1B, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details and retained as such for the lifetime of the development

Reason: To ensure the development preserves the character and appearance of the heritage asset and Conservation Area.

6. The signage at the entrance of the site relating to the former use, North Notts College, shall be removed within 6 months of the date of this permission.

Reason: To prevent ambiguity; to aid clarity that The Mount is hereby a residential property only.

7. The road markings on the access driveway demarking the one way system shall be removed within 12 months of the date of this permission.

Reason: To prevent ambiguity; in the interest of highway safety.

8. The cobbled setts to the north and east of the building shall be retained for the lifetime of the development as shown in drawing DRB 1B (Published 28 March 2023), unless otherwise agreed with the Authority in writing.

Reason: To preserve special features associated with the valued character of the heritage asset.

9. Works to the infilled openings on the 2 x doorways on north elevation and 2 x window openings on south elevation shall be undertaken within 9 months of the date of this permission and shall be in accordance with details that should first be submitted to the LPA for approval within 3 months of the date of this permission.

Reason: To preserve and enhance the understanding of special features of the heritage asset.

10. Notwithstanding the development hereby approved, full details of the materials, brick bond, glazing and roof lantern proposed in the new sunroom shall be submitted to the Authority and agreed in writing prior to the construction of the structure beyond DPC level. The development shall be undertaken in accordance with the approved details.

Reason: To preserve and enhance the character of the heritage asset.

11. Notwithstanding the development hereby approved, the first floor windows on the south elevation shall be replaced with units that offer enhanced noise mitigation at or better than $R_w + C_{tr} \geq 32$ dB for the windows and $D \geq 40$ dB for the vents within 9 months of the date of the permission and shall be in accordance with details that should first be submitted to the LPA for approval within 3 months of the date of this permission

Reason: In the interest of amenity for future occupants; in the interest of the character of the heritage asset.

12. Notwithstanding the development hereby approved, full details of the materials and specification of the garage doors to be installed in the Coach House shall be submitted to the Authority and approved in writing within 3 months of the date of this permission. The development shall be undertaken in accordance with the approved details and retained as such for the lifetime of the development

Reason: In the interest of the character of the heritage asset.

13. Any external lighting proposed within the site shall be submitted to the Authority and agreed in writing prior to installation. Any lighting shall be installed in accordance with the approved details

Reason: In the interest of potential bat roosts on site.

14. Bird and bat box units within the development shall be erected within 9 months of the date of this permission and shall be in accordance with a scheme that should first be submitted to the LPA for approval within 3 months of the date of this permission.

Reason: To ensure that the optimal benefits of biodiversity are achieved.

15. Notwithstanding the provisions of Schedule 2 Part 1, Classes A, B, C, D, E, or G of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order), no external alterations shall be undertaken in respect of these classes within the curtilage of this property unless a formal application is submitted and approved in writing by the Local Planning Authority

Reason: The erection of extensions etc. as "permitted development" may be detrimental to the character of the heritage asset.

16. Notwithstanding the development hereby approved, the section of palisade fence which adjoins the north-west corner of the building and associated gates serving the southern access driveway shall be removed within 9 months of this permission.

Reason: In the interest of the character of the heritage asset.

17. Notwithstanding the development hereby approved, the existing one-way system shall cease operation and the northern access point be closed off internally, except for maintenance and emergency access. This shall be retained for the lifetime of the development.

Reason: To ensure that the remainder of the site cannot be brought back into use without planning permission and without reconsideration of the access arrangements.

18. If, during the development, land contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further works shall be carried out until a method statement detailing a scheme for dealing with the contamination has been submitted to and agreed with the Authority in writing.

Reason: To ensure that the site, when developed, is free from contamination, in the interests of safety.

NOTES

1 The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

It is the Council's view that CIL MAY BE PAYABLE on the development hereby approved as is detailed below. If CIL IS LIABLE full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, extension or annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website:

www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

or from the Planning Portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

2 Please note that there is an Article 4 Direction in relation to replacement windows and doors in the Conservation Area. Any plans to replace windows in The Coach House may therefore require planning permission.

3 The Council have granted this permission / consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and the conditions discharged before those works are carried out on site. **FAILURE TO DO SO COULD INVALIDATE THE PLANNING PERMISSION.** The Council reserve the right to refuse permission for the retention of development not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any condition is indicated on the reverse side of the decision notice.

STATEMENT

The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.

Date: **31 March 2023**

A handwritten signature in black ink, appearing to read 'J Krawczyk', written in a cursive style.

John Krawczyk
Development Team Manager
Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached

Grant of Planning Permission

Application Number: 22/01226/COU

This permission/approval/consent is given only under the Town and Country Planning Acts. It does not give approval under the Building Regulations.

If you are aggrieved by the decision of the District Planning Authority to grant permission/approval/consent subject to conditions, then you can appeal to the Secretary of State for the Environment.

If you want to appeal and your application was not for *householder development, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. An appeal in respect of an advertisement application must be made within eight weeks.

If you wish to appeal for a *householder development, you must do so within 12 weeks of the date of this notice.

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 the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider the appeals solely because the local planning authority based its decision on a direction given by him.

If either the District Planning Authority or the Secretary of State for the Environment grants permission/approval/consent subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonable 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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

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

* Householder application means – (a) an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, **but does not include** – an application for change of use; an application to change the number of dwellings in a building.

Other Acts and non-planning legislation may apply for example Right to Light or Party Wall Act etc. 1996, it is your responsibility to comply.