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**Strategic Planning and
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22 December 2023

Dear Mr Fraser

Town and Country Planning Act 1990

APPLICATION NO: 23/01188/LBC
SITE: Fursdon House, Blunts Lane Plymouth PL6 8BE
PROPOSAL: Conversion and renovation of an existing stone barn into a dwelling

Please find enclosed the Planning Decision Notice for the above site. This permission relates to the submitted plans which are listed and the development should be carried out in accordance with the details shown unless prior consent has been obtained in writing from the Local Planning Authority. Failure to comply with the approved drawings or to comply with the conditions contravenes the Town and Country Planning Act 1990 and could result in enforcement action being taken.

CONDITIONS

Your planning permission may carry conditions. Conditions are included to enable your development proposals to be acceptable. Your Decision Notice will identify whether these conditions will need to be discharged and at what stage in the development stage this is appropriate. Please speak to the case officer if you are unsure. By not discharging your conditions in a timely manner you may come across problems later, for example if you want to sell your property. You may also face an Enforcement investigation from the Council which could result in formal Enforcement action being taken against you. All discharge of planning conditions are by application and do carry a fee.

BUILDING REGULATIONS

It is important to note that applications for approval under the Building Regulations are dealt with separately from applications for Planning Permission. You should not commence works until all necessary consents have been obtained. To ascertain if your proposed works require Building Regulations approval or to discuss any Building Regulations issues please call 01752 304343 or go to <http://www.plymouth.gov.uk/planningandbuildingcontrol/buildingcontrolandregulations>

APPEAL

If you are aggrieved by a decision to refuse permission or to grant subject to conditions, you can appeal in writing to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BSI 6PN

Or, online at:

Householder Planning Application - <https://www.gov.uk/appeal-householder-planning-decision>

Full Planning Application - <https://www.gov.uk/appeal-planning-decision>

For further guidance on making an appeal, to search for an appeal or general information on the appeal process, please use the below link:

<https://www.gov.uk/government/organisations/planning-inspectorate>

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- 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 at least 10 days before submitting the appeal.

Householder Planning Application

<https://www.gov.uk/appeal-householder-planning-decision>

Full Planning Application

<https://www.gov.uk/appeal-planning-decision>

Planning Appeals (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be submitted within 12 weeks of the date of this notice
- Appeals related to shop fronts must be submitted within 12 weeks of the date of this notice
- Advertisement consent appeals must be submitted within 8 weeks of the date of this notice
- All other planning appeals must be made within 6 months of the date of this notice

Certificate of Lawfulness Appeals (Section 195 of the Town and Country Planning Act 1990)

- There is no time limit for submission of an appeal.

Listed Building Consent Appeals (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990).

- Appeals must be made within six months of the date of this notice.

If the local planning authority has failed to determine an application for express consent to display an advertisement or an appeal is being made against the grant of consent subject to conditions to which the applicant objects.

- within 6 months from the date on the decision notice, or within 6 months from the expiry of the period which the local planning authority had to determine the application.

For more information on the permitted timeframes for submitting an appeal, guidance is available online on the below link:

<https://www.gov.uk/guidance/appeals>

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's

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decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

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 for the proposed development 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.

COMPENSATION

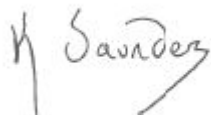
In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Planning Inspectorate on appeal or on reference to the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

CONTACT DETAILS

If you have any enquiries please do not hesitate to contact **Mr Macauley Potter** on **01752 398013**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Sanders', with a stylized flourish at the end.

Strategic Planning and Infrastructure

Dated: 22 December 2023

PLANNING DECISION NOTICE

GRANT OF CONDITIONAL LISTED BUILDING CONSENT



Town and Country Planning Act 1990 Planning (Listed Building & Conservation Areas) Act 1990

In correspondence please quote application number: **23/01188/LBC**

APPLICANT: Mr Angus Fraser

SITE: Fursdon House, Blunts Lane Plymouth PL6 8BE

PROPOSAL: Conversion and renovation of an existing stone barn into a dwelling

The development hereby permitted shall be carried out in accordance with the following conditions;

I **CONDITION: APPROVED PLANS**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location 200 Rev R2 received 21/08/23

Site Survey 300 Rev R2 received 21/08/23

Proposed Layout 301 Rev R2 received 21/08/23

Tree Constraints Plan 729-TCP-MU received 21/08/23

Proposed Ground Floor Plan 23283-ADG-XX-00-GA-A-0010 Rev G received 21/08/23

Proposed First Floor Plan 23283-ADG-XX-01-GA-A-0011 Rev G received 21/08/23

Proposed Roof Plan 23283-ADG-XX-02-GA-A-0012 Rev G received 21/08/23

Proposed North & East Elevations 23283-ADG-XX-XX-GA-A-0020 Rev F received 21/08/23

Proposed South & West Elevations 23283-ADG-XX-XX-GA-A-0021 Rev F received 21/08/23

Proposed Section A-A 23283-ADG-XX-XX-GA-A-0030 Rev F received 21/08/23

Proposed Block Plan 23283-ADG-XX-XX-GA-A-9012 Rev E received 28/11/23

Proposed Site Layout Plan 23283-ADG-XX-XX-GA-A-9011 Rev E received 28/11/23

Site Location Plan 23283-ADG-XX-XX-EX-A-9001 Rev D received 28/11/23

Proposed Layout Showing Indicative SW Drainage Layout 1801-302 Rev R2 received 28/11/23

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GRANT OF CONDITIONAL LISTED BUILDING CONSENT

Reason:

In order to preserve the building or its setting or any features of special architectural or historic interest which it possesses in accordance with sections 16 & 17 of the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework 2019.

2 **CONDITION: TIME LIMIT COMMENCEMENT**

The works hereby permitted 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 Building and Conservation Areas) Act 1990.

3 **CONDITION: SLATE**

PRE-COMMENCEMENT

The roofs shall be clad using natural slate, traditionally fixed with nails, not clips. A sample of the proposed slate to be used or clear details of the source and slate types shall be submitted to and approved in writing by the Local Planning Authority before any works commence. The works shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy DEV21 of the Plymouth and South West Devon Joint Local Plan (2014 -2034) 2019 and to ensure that the details of the proposed work do not conflict with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Justification:

As specific details have not been submitted this information will therefore need to be supplied to the Local Planning Authority before works begin.

4 **CONDITION: CLADDING**

PRE-COMMENCEMENT

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GRANT OF CONDITIONAL LISTED BUILDING CONSENT



Pending the reuse of timber from the lean-to shed, additional information and confirmation of the timber cladding profile, timber species and any proposed timber treatments shall be submitted to and approved in writing by the Local Planning Authority before any works commence. The works shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy DEV21 of the Plymouth and South West Devon Joint Local Plan (2014 -2034) 2019 and to ensure that the details of the proposed work do not conflict with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Justification:

As specific details have not been submitted this information will therefore need to be supplied to the Local Planning Authority before works begin.

INFORMATIVES

1 **INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

2 **INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of listed building consent.

3 **INFORMATIVE: LISTED BUILDING GUIDANCE**

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GRANT OF CONDITIONAL LISTED BUILDING CONSENT

The applicant is advised to familiarise themselves with the guidance for listed buildings as set out on the link below:

<https://historicengland.org.uk/images-books/publications/guide-for-owners-of-listed-buildings/>

4 **INFORMATIVE: COUNCIL CODE OF PRACTICE**

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):

<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

5 **INFORMATIVE: PLANNING PERMISSION CONDITIONS**

In the exercise of this listed building consent, regard must be had to the conditions imposed on the notice of Planning Permission No: 23/01187/FUL; relating to the development to which these works are associated.

6 **INFORMATIVE: SUPPORTING DOCUMENTS**

The following supporting documents have been considered in relation to this application:

- 1729-TCP-MU TREE CONSTRAINTS PLAN
- ARB IMPACT ASSESSMENT AND METHOD STATEMENT
- COMPLIANCE REPORT
- CEPS-ASSISTANCE SPREADSHEET
- DESIGN AND ACCESS STATEMENT
- ECOLOGICAL IMPACT ASSESSMENT
- FLOOD RISK ASSESSMENT
- HERITAGE STATEMENT
- PHASE I PRELIMINARY RISK ASSESSMENT
- STRUCTURAL REPORT
- TREE SURVEY SCHEDULE
- 301 REV R2 BUILDING REGULATIONS PART L

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GRANT OF CONDITIONAL LISTED BUILDING CONSENT



Dated: 22 December 2023

Your experience of the planning process is important, Plymouth City Council are always looking for ways to improve customer service. We may get in touch with you to find out about your experience once you have a decision on your application.

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