



## UTTLESFORD DISTRICT COUNCIL

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Mr Alexis Herbert  
Little Grange  
Bambers Green Road  
Takeley  
Bishops Stortford  
CM22 6PF

Dated: 26 June 2019

### PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT 1990

**Application Number: UTT/19/0002/LB**

**Applicant: Mr Alexis Herbert**

Uttlesford District Council **Grants Listed Building Consent** for:

**Remedial work to roof (strip off existing tiles and reuse as much as possible), re-felt and re-tile roof. Strip roofs to rear dormers, replacing any rotten timbers and re-roof. Repair and repoint chimney stack removing top two layers of damaged bricks and replacing. Repairs to windows at: Little Grange Bambers Green Road Takeley Bishops Stortford CM22 6PF**

**The approved plans/documents are listed below:**

Plan Reference/Version	Plan Type/Notes	Received
DESIGN & ACCESS STATEMENT	Design and Access Statement	14/03/2019
HERITAGE STATEMENT	Other	14/03/2019
METHOD STATEMENT	Other	14/03/2019
Location Plan	Location Plan	14/03/2019

Permission is granted with the following conditions:

- 1 The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.  
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to commencement of repair works on the roof, a repair schedule for the roof must be submitted to and approved by the local planning authority. Works shall be implemented in accordance with the approved details.

REASON: To ensure significant loss of historic fabric does not occur, in the interests of preserving the historic fabric, character and setting of the listed building in accordance with Policy ENV2 of the Uttlesford Local Plan (2005) and the NPPF.

Justification for pre-commencement condition: to ensure that the resulting development does not prejudice the integrity of the heritage asset.

- 3 Works must be carried out in accordance with the submitted materials that have been agreed by the Conservation Officer within the permission.

REASON: In the interests of preserving the historic fabric, character and setting of the listed building in accordance with Policy ENV2 of the Uttlesford Local Plan (2005) and the NPPF.

- 4 Within one month of the completion of the repair works to the windows a full schedule of works undertaken, supported by photographic evidence, shall be submitted to and signed off by the local planning authority.

REASON: In the interests of protecting the historic fabric, character and setting of the listed building in accordance with Policy ENV2 of the Uttlesford Local Plan (2005) and the NPPF.

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
NPPF3 - National Planning Policy Framework 3		
EN4 - Development affecting Listed Buildings	UDC Local Plan Emerging (Reg. 19 (20))	Regulation 20 Local Plan



**Gordon Glenday**  
**Assistant Director Planning**

**Notes:**

1 \* This permission does not incorporate Listed Building Consent unless specifically stated.

\* The alterations permitted by this consent are restricted to those specified and detailed in the application. Any alteration, demolition or re-building not so specified, even if this should become necessary during the course of the work, must be subject of a further application. It is an offence to carry out unauthorised work to the interior or exterior of a Listed Building in any way, which would affect its character.

\* The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.

\* The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).

\* It is the responsibility of the owner to ensure that any conditions attached to an approval are complied with. Failure to do so can result in enforcement action being taken.

Where conditions require the submission of matters to and approval by the local planning authority these must be submitted on form "Application for approval of details reserved by condition" available from the Council's web site [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk) and accompanied by the correct fee.

\* Your attention is drawn to the need to check with the Council's Building Surveying Section regarding fire-fighting access and the requirements of Section 13 of the Essex Act 1987.

\* Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.

\* If you intend to pipe, bridge or fill in a watercourse, as part of this development or otherwise, you need to contact the County Highways Authority.

\* Under the terms of the Water Resources Act 1991 and Environment Agency Byelaws, the prior written consent of the agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any main river.

\* 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 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 Council in whose area 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.

\* Working in close proximity to live overhead lines:

The law requires that work may be carried out in close proximity to electricity overhead lines (usually recognised by a yellow and black "Danger of Death" label on the pole or pylon although this may be missing or have been vandalised) only when there is no alternative and only when the risks are acceptable and can be properly controlled. Further information can be viewed at <http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/help-sheets/> then click on "Keeping Safe" then "Working safely near power lines"

UK Power Networks will also visit sites and provide safety advice with regard to work near electricity overhead lines and a statement of clearances to the overhead lines. A call to UK Power Networks general enquiries line on 0845 601 4516 will be required to request a visit. Lines open Monday to Friday 9.00am to 5.00pm.

**Appeals to the Secretary of State:**

o If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

o If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

o Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

o If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

o 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.

o 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.

**2 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.**