

BUCKINGHAMSHIRE COUNCIL**Planning (Listed Buildings & Conservation Areas) Act 1990****22/01434/ALB**

Mr Adrian C Hoy
The Studio
17 Nearton End
Swanbourne
Milton Keynes

Mr Kes Skinner
Poplars Farm,
Lower Road
Hardwick
Aylesbury

Subsequent to your application that was valid on the **4th May 2022** and in pursuance of their powers under the above mentioned Act and Orders, Buckinghamshire Council as Local Planning Authority **HEREBY PERMIT:-**

Listed building application for change of use from agriculture to residential C3 use, demolition of existing modern agricultural buildings, erection of two new houses and conversion and extension of the traditional outhouse to residential dwelling

AT:-

Poplars Farm Lower Road Hardwick Buckinghamshire HP22 4DZ

Subject to the following conditions and reasons:-

1 The development to which this permission relates must begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.

2 Prior to commencement of works above slab level, named types, or samples of the facing materials including rainwater goods and roof materials to be used for the external construction of the development hereby permitted shall be made available to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details and will be retained as such in perpetuity.

Reason: To safeguard and enhance the visual amenities of the conservation area and the setting of the listed building, in accordance with policies BE1 and BE2 of The Vale of Aylesbury Local Plan Adopted September 2021, the provisions of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 Prior to commencement of works, details of repairs as scheduled for the curtilage listed outbuilding (part of Plot/Unit 1) and details of any internal walls/membranes to be installed shall be submitted to and approval by the Local Planning Authority. No dwelling unit hereby permitted shall be occupied until repairs have been carried out to this element of the

building as per details approved by the Local Planning Authority and retained thereafter as such in perpetuity.

Reason: To safeguard and enhance the visual amenities of the conservation area and the setting of the listed building, in accordance with policies BE1 and BE2 of The Vale of Aylesbury Local Plan Adopted September 2021, the provisions of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 Prior to commencement of works above slab level, detailed working drawing (in scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing: - all proposed external windows and doors; all proposed internal and external joinery; all proposed brick bond and mortar (mix and joint) of all new areas of brickworks; and all proposed extractors and flues shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out as per the approved details and retained thereafter as such in perpetuity.

Reason: To safeguard and enhance the visual amenities of the conservation area and the setting of the listed building, in accordance with policies BE1 and BE2 of The Vale of Aylesbury Local Plan Adopted September 2021, the provisions of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5 The development hereby permitted shall be carried out in accordance with the details contained in the planning application and drawing numbers received as follows:

Drawing No. PFH-PLAN 2 received by the LPA dated 10/10/2022,
Drawing No. PFH-PLAN 3 received by the LPA dated 10/10/2022,
Drawing No. PFH-PLAN 4 received by the LPA dated 10/10/2022,
Drawing No. PFH-PLAN 5 received by the LPA dated 30/11/2022,
Drawing No. PFH-PLAN 6 received by the LPA dated 30/11/2022,
Drawing NoPFH-LP1250 received by the LPA dated 09/08/2022,
Drawing No. PFH-PLAN 7 received by the LPA dated 10/10/2022,
Drawing No. PFH-PLAN 8 received by the LPA dated 10/10/2022,

Reason: For avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority and to comply with the National Planning Policy Framework.

Your attention is drawn to the attached notes.



Steve Bambrick
Service Director Planning and Environment
On behalf of the Council
31st March 2023

NOTES FOR LBC1

1. APPEALS

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 for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, you must do so within 6 months of the date of this Notice, using a form which you can get from the Planning Inspectorate, Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN . You can also lodge an appeal via the internet at <https://www.gov.uk/planning-inspectorate>

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 they imposed, having regard to 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 him.

If either the local planning authority or the Secretary of State for the Environment 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 V1 of the Town and Country Planning Act 1990.

2. BUILDING REGULATIONS

This Approval under the Town and Country Planning Act **DOES NOT** operate as a consent under the provisions of the Building regulations. A further application may be required under this legislation. You are advised to seek advice from the Council's Building Control section on this matter, by emailing buildingcontrol.av@buckinghamshire.gov.uk

3. PROTECTED SPECIES

Certain wild plants and animals are protected under UK and European legislation. Approval under that legislation is required if protected habitats or species are affected by development. If you discover protected species proceeding with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England. Further details are contained in our leaflet 'Biodiversity and the Planning process'.

4. SUSTAINABILITY

We support the principles of sustainable design and construction, including: carbon management (energy efficiency and micro generation) as a central theme in design, build and use; the re-use of materials in construction projects; the sustainable management of water through water conservation (rainwater harvesting and water reuse) and the use of sustainable drainage systems (SUDS). We have published a Sustainable Construction Advisory Guide to help those involved in new build gain a better understanding and encourage the use of sustainable construction techniques in new developments. We will also provide basic guidance for interested parties on request. Further information can be found at CIRIA's SUDS website www.ciria.org/suds/icop.htm and the Building Research Establishment website www.bre.co.uk

5. MATERIALS

Please note that we cannot accept samples of materials at our offices. You should submit a Discharge of Conditions application (see note 6 below) with the materials fully specified, and then the case officer will make arrangements to view samples on site as required. Application forms are available on our web site (see link below).

6. DISCHARGE OF CONDITION(S)

A fee is payable for applications seeking confirmation that a) information submitted satisfies the requirements of a condition (including planning permission that has been granted on appeal) and b) a condition has been discharged.

For our current fees please visit our website www.aylesburyvaledc.gov.uk/section/application-guidance Please note that any number of conditions can be included on a single request but, if separate applications are made for each condition, a fee is required for each: i.e. if 4 separate application are made to discharge 4 conditions, total fees payable will be 4 x application fee.

You should submit a formal application using the standard 1App form accompanied by the appropriate information, details or drawings. Applications can be made online via www.planningportal.co.uk or you can download from our website at www.aylesburyvaledc.gov.uk/section/apply