

NOTICE OF DECISION

Planning (Listed Building and Conservation Areas Act) 1990



Mrs Helen Page
WH Architects Ltd
WH Architects Ltd
Bookbinder House
1 Kingsdown Parade
Bristol
BS6 5UD

Application Number: 22/P/1637/LBC

Category: Listed Building Consent

Application No: 22/P/1637/LBC
Applicant: Mr and Mrs Toogood
Site: Birdcombe Court Barn , Tower House Lane, Wraxall
Description: Listed building consent for alteration to cill height of one window on east elevation; erection of new partition wall and alteration from one timber door to a pair of timber doors on south elevation. Erection of 2no timber gates to driveway, change of courtyard surface from concrete to cobbles and minor alterations to the landscaping layout

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS CONSENT** for the above development in accordance with the plans and particulars received and subject to the following conditions:

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

1397-21 / SLP R Site location plan dated July 2022
24686/01/002 Existing floor plans sections & elevations dated August 2014
1397-21 / 3000 B Proposed site plan dated Oct 2022
1397-21 / 3001 B Proposed plans dated Nov 2021
Design and Access Statement
Bat Survey dated June 2010
Structural Report dated April 2010
Ecological Report dated April 2014

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 All new external stonework shall be carried out in random natural stone that shall, in type and in the manner in which it is laid match that of the existing building and in accordance with the details approved under the discharge of conditions application for listed building consent ref.14/P/2135/LB.

Reason: To safeguard features of special architectural and historical interest and

preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

- 3 All rainwater goods shall be installed in accordance with the details approved under the discharge of conditions application for listed building consent ref.14/P/2135/LB. The developments shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

- 4 All dry linings to internal walls shall be fitted in accordance with the details approved under the discharge of conditions application for listed building consent ref.14/P/2135/LB, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

- 5 All new external joinery shall be installed in accordance with the details approved under the discharge of conditions application for listed building consent ref.14/P/2135/LB. The developments shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

- 6 The new roof trusses and proposed floor structures at ground and first floor level shall be constructed in accordance with the details approved under the discharge of conditions application for listed building consent ref.14/P/2135/LB, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

- 7 All window frames, external doors and door frames shall be set back a minimum of 125mm from the external face of the wall and shall be finished in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the character and architectural integrity of the building and in accordance with section 66 of the Planning (Listed Buildings and Conservation

Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

- 8 The design and location of meter boxes shall be in accordance with the details approved under the discharge of conditions application for listed building consent ref.14/P/2135/LB. The developments shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure that design and location of meter boxes to be used are acceptable and in accordance with Policy CS5 of the North Somerset Core Strategy.

- 9 The landscaping scheme shall be in accordance with the details approved under the discharge of conditions application for listed building consent ref.14/P/2135/LB. The developments shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

- 10 Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

- 11 In the event the flue shown on the south elevation is no longer required, the associated fixtures, fittings and the flue (above roof level) shall be removed and the connected area of roofing shall be returned to roof tiles that match the surrounding roof.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

Advice Notes:

- 1 Positive and proactive statement: In dealing with the application we have worked with the applicant in a positive and proactive manner and have implemented the requirement in section 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, by publishing local planning

guidance on the council's website, offering pre-application written advice and publishing statutory consultee and neighbour comments on the council's website.

For advice about how to comply with the conditions above visit www.n-somerset.gov.uk/planningconditions

Date: 2 November 2022
Signed: Richard Kent
Head of Development Management

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) on our website at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

NOTES RELATING TO A DECISION TO GRANT CONSENT

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY. Make sure everyone has a copy that needs it, including your builder or contractor.

Scope of this decision notice

This decision notice grants Listed Building Consent only. It should not be taken to imply that the scheme meets the requirements of any other agency that may be involved. Please make sure that you have obtained all the approvals you need before starting work. If you are in any doubt you should obtain professional advice.

Building Regulations

Before you start construction work you need to obtain separate approval under Building Regulations. You can contact the team on 01275 884550 or submit your application on our [website](#).

Conditions

This approval is subject to conditions. They are an integral part of the decision and are important because they describe how the council requires you to carry out the approved work or operate the premises. It is your responsibility to comply fully with them.

Please pay particular attention to those conditions that have to be met before work commences. There is a fee for requests for written confirmation that conditions have been complied with. Details of these fees can be found on our website at www.n-somerset.gov.uk/planningconditions. When sending us information please include the decision reference number and relevant condition number. Depending on the complexity of the issues involved it can take up to 12 weeks for conditions to be discharged. It is therefore important that you submit any required details to us early.

Applications to discharge planning conditions received from 1st January 2021 will be made available on our website for public inspection. This includes the name, address and contact details of the applicant and their agent. When applying to discharge a planning condition, you should consider very carefully what information about yourself and others you send us. If you do not want information or documents in your application to be shown on our website, please contact us directly when you make your submission so that we can consider your request. The default position is however to make the information public and an exception to this will not normally be agreed.

Appeals

If you are aggrieved by our decision to impose any of the conditions, then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. If you want to appeal against our decision then you must do so within 6 months [12 weeks if this is a decision to refuse planning permission for a shopfront proposal or a minor commercial application] of the date of this notice .

Appeals must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at www.gov.uk/appeal-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 that 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 imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. 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.

Protected species

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally or recklessly disturb a protected species while it is occupying a place which it uses for shelter or protection. This includes, for example, bats or birds in roof spaces or cavities. Obtaining planning permission does not grant permission to disturb protected species. Licences can, however, be issued to allow construction works that would otherwise be prohibited. Applications for licences should be made to Natural England before any construction works commence on site.

Prepare for floods

If the scheme to which this approval relates is at risk of flooding you should prepare a flood plan to help keep people safe and protect your property. You can find out if your property is at risk of flooding and how to prepare a flood plan on the [Government's website](#). You should also sign up for [flood warnings](#).

Works which affect a Public Highway

Any works/events carried out by or for a developer which affects the public highway in any way must be co-ordinated in accordance with the New Roads and Street Works Act 1991 and the Traffic management Act 2004 to minimize disruption to users. Developers are required to inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment.

Developers are also required to liaise/seek permission of North Somerset Council's Street Works Section (01934 888802 or streetworks@n-somerset.gov.uk) at least one month in advance of the works and this must be in line with the requirements of the NRSWA 1991 and TMA 2004. The developer must endeavor to ensure that undertaker connections/supplies are coordinated to take place whenever possible at the same times using the same traffic management. It should be noted that where road closures or formal restrictions are required to undertake works, a minimum of three months' notice will be required.

Public Rights of Way

The grant of planning permission does not entitle developers to interfere or obstruct any public right of way (PROW). The obstruction of a PROW is an offence. If required an application can be made to North Somerset Council to divert the PROW and should be made well ahead of any development.

It is also an offence to drive a mechanically propelled vehicle without lawful authority on any PROW. The grant of planning permission should not be treated as a grant of lawful authority. Please contact the PROW Team for further advice on 01934 888802.

Changes to Plans

Should you wish to change your plans for any reason, including the need to meet the requirements of other legislation (for example Building Regulations) it is important that you notify us (i.e. 'the planners') before carrying on with work. Amendments to your approved plans may require a fresh application and could even prove to be unacceptable. Details of how to seek formal approval of amendments to a planning approval can be found on our [website](#) or by visiting the planning portal.

Enforcement

The council has powers to enforce compliance with planning permission and there are penalties for failure to comply. In cases where terms and conditions of planning permission are not adhered to and the Council finds it necessary to take enforcement action, it almost invariably results in delay

and additional expense to the applicant. In extreme cases, it can mean that newly erected buildings have to be demolished.

If the applicant was the Local Authority and the application was made under regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) then this permission enures only for the benefit of the Local Authority and such other person as was specified in the application.

Street Naming

When you receive consent for the building of new a development(s)/property or creating additional flats/units within an existing dwelling, for reasons of public safety and for the allocation of an official postal address, please contact the Street Naming and Property Numbering Section, Town Hall, Weston-super-Mare, BS23 1UJ; Tel: 01275 888761; email: strnames@n-somerset.gov.uk. Learn more on our [website](#).

Access to further information

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at www.planningportal.co.uk.