



UTTLESFORD DISTRICT COUNCIL

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Mrs Claire Folkes
Shepherds Cottage
Anso Road
Hempstead
Saffron Walden
Essex
CB10 2PQ

Dated: 21 March 2024

PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT 1990

Application Number: UTT/24/0076/LB

Applicant: Mrs Claire Folkes

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

**To demolish an existing stable and outbuilding and replace with two similar garden rooms.
at: Shepherds Cottage Anso Road Hempstead Essex CB10 2PQ**

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
PROPOSED BLOCK PLAN	Block Plan	22/01/2024
SITE 1 EXISTING FLOOR PLANS AND ELEVATIONS	Combined	22/01/2024
SITE 2 EXISTING FLOOR PLANS AND ELEVATIONS	Combined	22/01/2024
LOCATION PLAN	Location Plan	22/01/2024
2024-WB-01	Combined	22/01/2024
2024-WB-02	Combined	22/01/2024
ECOLOGICAL SURVEY AND ASSESSMENT	Other	22/01/2024
DESIGN AND ACCESS STATEMENT	Design and Access Statement	22/01/2024
FLOOD RISK ASSESSMENT	Other	22/01/2024
BUILDING 1 PROPOSED FRONT VISUAL	Other	22/01/2024

BUILDING 1 PROPOSED SIDE VISUAL	Other	22/01/2024
BUILDING 2 PROPOSED FRONT VISUAL	Other	22/01/2024
BUILDING 2 PROPOSED REAR VISUAL	Other	22/01/2024
BUILDING 2 PROPOSED SIDE 1 VISUAL	Other	22/01/2024
BUILDING 2 PROPOSED SIDE 2 VISUAL	Other	22/01/2024
EXISTING BLOCK PLAN	Block Plan	22/01/2024

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 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 Prior to commencement of the works hereby approved, a schedule of the types and colours of the materials (including samples photographs) to be used in the external finishes shall be submitted to and approved in writing by the local planning authority. Thereafter, the works shall be implemented in full accordance with the approved materials.

REASON: To preserve the fabric, character and significance of the designated heritage asset, in accordance with the adopted Uttlesford Local Plan Policy ENV2, section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework (2023).

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 National Planning Policy Framework December 2023	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

Notes:

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

2 Building in Accordance with the Plans

Planning permissions are given on the basis of the details submitted. If you plan to make any changes whatsoever to deviate from the approved plans then you are strongly advised to liaise with Uttlesford District Council Planning Services prior to undertaking any works. You may require a new planning application or a variation to your existing permission. Failure to construct in accordance with the plans could lead to potential Enforcement Action.

Requirement to Comply With Your Conditions

Please read all of your conditions carefully. All of your conditions must be complied with. Failure to comply in full with a planning condition placed upon your permission may result in potential Enforcement Action. Planning conditions require certain things to be done at certain times, often prior to the commencement of any works. If you are in any doubt as to the requirements of your conditions please liaise with Uttlesford District Council Planning Services.

Building Regulations

Did you know that this permission may require Building Regulations approval? For further information please contact the building control team on 01799 510510, or by emailing building@uttlesford.gov.uk or by visiting our website www.uttlesford.gov.uk/buildingcontrol

Rights of Way

The applicant is reminded that the grant of planning permission does not entitle them to obstruct a Right of Way. If it is necessary to stop up or divert a footpath or bridleway in order to enable the development to be carried out, they should, on the receipt of planning permission, apply without delay to the Local Planning Authority for an order under section 257 of the Town and Country Planning Act 1990. In the case of any other right of way, application should be made to the Secretary of State for an order under section 247 of the Act. In either case development shall not be started until a decision has been taken on the application.

Purchase Notice

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 they can neither put the land to a reasonable beneficial use in its existing state, nor can they 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 Planning Act 1990, or section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as appropriate.

You are advised to seek professional advice before embarking on the serving of a purchase notice.

Compensation

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. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Dean Hermitage
Strategic Director of Planning