

**LISTED BUILDING CONSENT**



Applicant Name and Address

Mrs M Griffin  
Mill Farm  
12 Mill Lane  
Empingham  
Rutland  
LE15 8QE

Agent Name and Address

Mr John Dickie  
John Dickie Associates  
5 Victor Way  
Cherryholt Road  
Bourne  
PE10 9PT

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Date of Validation  
17 April 2023

Application Number:  
2023/0383/LBA

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**PROPOSAL:** Alterations, extension and renovation works to existing cottage and erection of a detached cart hovel garage.

**LOCATION:** 10 Mill Lane Empingham Rutland LE15 8QE

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**GRANT LISTED BUILDING CONSENT** in accordance with the application and plans submitted subject to the following conditions:

- 1 The works shall begin before the expiration of 3 years from the date of this consent.  
Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
  
- 2 The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
  - JDA/2018/20.2100.OS.001A Site Location Plan.
  - JDA/2018/20.2100.SITE.001B Site Layout.
  - JDA/2018/20.2100.LAYS.001 Proposed Floor Layouts.
  - JDA/2018/20.2100.ELEVS.001 Proposed Elevations.
  - JDA/2018/20.2100.CART.001B Cart hovel details.
  - JDA/2018/20.2100.NOTES/001 Construction details.
  - JDA/2018/20.2100.ROOFLIGHT/002 Rooflight details.
  - JDA/2018/20.2100.SUR/SECT.001A Sections Plans and construction details.
  - JDA/2018/20.2100.TIMBER.001 Timber details and treatment.
  - JDA/2018/20.2100.SUR/FLOORS/001 Condition Survey Details.Reason: For the avoidance of doubt and in the interests of proper planning.
  
- 3 Before the relevant works are carried out, the following details shall be submitted to and approved in writing by, the Local Planning Authority;
  - A full schedule of works, comprising repair works to each room/component covered by this consent.
  - Method for the installation of the ground floor bearing slab which should include how the building is protected during installation.
  - Method for re-building the chimney.
  - Details of the flashing to be used at abutment
  - Details of the mortar mix for re-pointing and for the construction of the garage block and for the extension and link extension.

- Samples of the materials to be used for the garage block and for the extension and link corridor.
- Section details at a scale of 1:10 for the glazed link.
- Section details for the new dormer windows at a scale 1:10.
- Details of treatment of the interior walls and floor to be installed for the conversion of the outbuilding.
- Details of protection to all surrounding historic fabric within the building whilst repairs are being carried out, all repair works shall make good existing historic fabric in like for like materials. Except for where renewable fabric has been authorised by this consent.
- Details of new ground floor covering to the main cottage.
- Details for the repair to the first floor covering and ceilings within the main cottage.

The works shall then proceed in complete accordance with the agreed details.

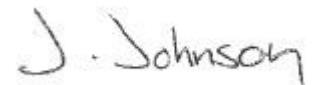
Reason: To ensure the works are appropriate to the historic significance of the listed building and because full details have not been provided with the application.

#### INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 31 October 2023



Proper Officer of the Council

## APPROVAL OF LISTED BUILDING CONSENT

### IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.

#### 2. Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning to grant it subject to conditions, then you can appeal to the Secretary of State under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 . The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal – see <https://www.gov.uk/appeal-planning-decision>
- Appeals must be made within **six** months from the date of this decision notice.
- 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 notice of appeal may include as the ground, or one of the grounds, of the appeal, a claim that the building is not of Special Architectural or Historic Interest and ought to be removed from the statutory list compiled by the Secretary of State under the Act.

#### 3. Historic England (formerly known as English Heritage)

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 8) requires that owners of Listed Buildings must:
  - i) Give Historic England notice of works for the partial or total demolition for which listed building consent has been granted.
  - ii) Allow access to the building for Historic England so that it may, if it wishes, make a record of the building before work begins.
- A Listed Building consent for works of partial or total demolition is not valid unless the above conditions have been complied with.
- Historic England (East Midlands) can be contacted at 2nd Floor, Windsor House, Cliftonville, Northampton, NN1 5BE Tel: 01604 735460

4. This consent relates to Listed Building control only and is without prejudice to any other statutory consents or approvals that may be required under other enactments, for example under the Building Regulations.
5. The obtaining of Listed Building consent for the demolition of a listed building does not free the applicant from his duty to give specific notice of the intended demolition to the Local Authority under Section 80 of the Building Act 1984.
6. This consent does not grant or imply permission for any material change in the use of the building(s) to which it relates, nor for the redevelopment of the site of the building(s) after its (their) demolition.