

DECISION NOTICE

Sir Algernon Heber-Percy
c/o DIA
Ms Lauren Ward
Bridgegate House
5 Bridge Place
Chester
CH11SA

Date: 10th March 2023

Our Ref: 23/00138/FUL
Your Ref: Alterations and
Reordering - ...

Dear Sir Algernon Heber-Percy c/o DIA

DETERMINATION OF APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Location:	Paradise Lodge, Weston Under Redcastle, Shrewsbury, Shropshire
Proposed Development:	External alterations to the existing dwelling and the formation of a new external bridged walkway. Repairs of external ground finishes and repointing of masonry
Application No.	23/00138/FUL
Date Received:	13th January 2023
Applicant:	Sir Algernon Heber-Percy

Shropshire Council hereby **GRANT FULL PLANNING PERMISSION** subject to the conditions listed below.

STANDARD CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).



2. Excluding the information contained within the written notes on the approved floor plans and elevation plans, the development shall otherwise be carried out strictly in accordance with the approved plans, drawings and documents on the approved drawings as listed in Schedule 1.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details

3. A schedule of building works along with supporting plans and elevations shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing. This will include an evidence base with regard to damp in walls and floors i.e., masonry testing etc, to clearly justify the proposed work internally to renovate the property. No work shall be carried out other than in accordance with the approved schedule and plans. All existing original features shall be retained in situ unless it is specifically shown on the approved plans that they are to be removed.

Reason: To safeguard the architectural and historic interest and character of heritage asset.

4. All gutters, downpipes, soil and vent pipes and other external plumbing shall be of cast iron or cast aluminium.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

5. Details of exterior soil and vent pipes, waste pipes, rainwater goods, boiler flues and ventilation terminals, meter boxes, exterior cabling and electrical fittings shall be submitted to and approved in writing by the Local Planning Authority before their installation. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

6. Details of the materials and form of the heads and sills to new openings in the external walls of the building shall be submitted to and approved in writing by the Local Planning Authority before the relevant works commence. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

7. No pointing or re-pointing of existing or proposed masonry shall commence until the Local Planning Authority has approved the following items in writing:
 - a drawing showing the proposed area(s) of repointing
 - the mortar mix

- the method of removing existing mortar, please note that old mortar shall not be removed using any mechanical tool or angle grinder.
- an inconspicuous pointing sample provided on site following approval of the above items

Reason: To safeguard the historic interest and character of the Heritage Asset and ensure an appropriate external appearance.

8. Notwithstanding the detail shown on drawing numbers 3201 and 3202, details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant work. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

9. Notwithstanding the decorative ironwork authorised by this consent details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to their installation:
- Fully detailed and dimensioned drawings, together with samples of scrolls, spearheads finials, and any other details
 - Details of the method of attachment of the decorative ironwork
 - Details of the proposed high-performance corrosion-inhibiting priming system
 - The colour scheme for the ironwork

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

Schedule 1 - Approved plans, drawings, documents

Description	Reference	Date Received
Location Plan	4002, Rev. 0	13.01.2023
Block Plan	4001, Rev. 0	13.01.2023
Floor Plan - Proposed	2001, Rev. 0	13.01.2023
Floor Plan - Proposed	2002, Rev. 0	13.01.2023
Other Plans	3200, Rev. 0	13.01.2023
Other Plans	3201, Rev. 0	13.01.2023

Other Plans	3202, Rev. 0	13.01.2023
Proposed Elevations	2100, Rev. 0	13.01.2023

INFORMATIVES

It should be noted that some of the notes on the drawings submitted refer to details on plans where the reference number is different to any of those submitted. Therefore we consider that a schedule of work and accompanying plans will be required to ensure that the details can be reviewed and approved before the work commences.

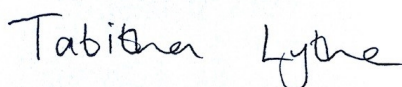
If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email buildingcontrol@shropshire.gov.uk or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" which can be found using the following link: <http://www.shropshirefire.gov.uk/planning-applications>

If your project relates to a **Listed Building** please be aware that if, during the process of obtaining Building Regulation Approval or undertaking Fire Safety works amendments to the scheme as approved under the Listed Building Consent are requested, it is very likely that you will need to amend your approved drawings regardless of how minor the alteration may be. If this is the case, please contact the Case Officer and they will determine what action is required. Work should not be proceed until appropriate amendment/s have been approved in writing by the Council. We would advise that the carrying out of unauthorised work could represent a criminal offence under Section 9(1) of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).

A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Shropshire and Staffordshire Sustainable Drainage Systems (SuDS) Handbook. Preference should be given to drainage measures which allow rainwater to soak away naturally. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort.

23/00138/FUL



Tabitha Lythe, Planning and Development Services Manager

Date of Decision: 10th March 2023

NOTES

Conditions

You will see that your decision notice includes a number of conditions:

- You must comply with all of the conditions. If you are unclear about any of them, please contact the Planning Officer who dealt with the application.
- Some of the conditions may require you to submit further information to the Council for approval. Most conditions will need to be complied with before you start work on site.
- If you think any of the conditions are unreasonable you may appeal to the First Secretary of State, through the [Planning Inspectorate](#).
- Please also ensure that you comply with the requirements of any Legal Agreement that may accompany the planning permission.

Informatives

Your decision notice includes a number of informatives. This gives you some extra guidance and advice which will help the development process. Please note your Decision Notice gives permission only under the Town and Country Planning Acts. You may need other approvals, for example under the Building Regulations, or Party Wall Act, or permission from your neighbour to go onto his/her land.

Amendments

If you need to alter your approved drawings please send full details to us regardless of how small the alteration is. Your case officer will determine whether this can be agreed through a simplified exchange of correspondence or whether a revised application needs to be submitted. Further guidance can be found at www.shropshire.gov.uk/planning . You should not commence work until the amendment has been approved in writing by the Council. This is **particularly important** if the project involves a **Listed Building** and work should not be proceeded until appropriate amendment/s have been approved in writing by the Council. We would advise that the carrying out of unauthorised work could represent a criminal offence under Section 9(1) of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then the applicant can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 (as amended).

An appeal must be made within six months of the date of this notice, or 12-weeks if the scheme is for that of "household" development, or minor commercial application, or within 8 weeks in the case of advertisement appeals. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. 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.

Where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the

period for receiving an appeal is 28 days of the date on the decision notice or the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA has to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 week deadline).

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 it imposed, having regard to the 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 you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (appeals@shropshire.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

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 requiring the Council to purchase the interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).