

# LISTED BUILDING CONSENT

**Applicant:**

Mr & Mrs A. Pace  
C/o Agent

**Agent:**

James Spreckley MRICS FAAV  
Brinsop House  
Brinsop  
Hereford  
Herefordshire  
HR4 7AS

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Date of application: 1st August 2007

Application code: **DCNW2007/2477/L**

Grid ref: 36533,53406

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Proposed development:

**SITE:** UPPER BROXWOOD FARM, Broxwood, Leominster, Herefordshire, HR6 9JL  
**DESCRIPTION:** Conversion of adjoining granary to additional residential accommodation.

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THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Act that LISTED BUILDING CONSENT has been GRANTED for the execution of the works referred to above in accordance with the application and plans submitted to the authority subject to the following conditions:

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

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Before work commences trade details of the type of rooflight to be utilised in the development hereby approved shall be agreed in writing with the local planning authority.

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of special architectural or historical interest.

**Informatives:**

1. The decision to grant Listed Building Consent has been taken having regard to the policies and proposals in the Herefordshire Unitary Development Plan 2007 set out below, and to all relevant material considerations including Supplementary Planning Guidance:

S1 - Sustainable Development

DR1 - Design

HBA4 - Setting of Listed Buildings

HBA12 - Re-use of Rural Buildings

HBA13 - Re-use of Rural Buildings for Residential Purposes

This informative is only intended as a summary of the reasons for grant of Listed Building Consent. For further detail on the decision please see the application report by contacting The Hereford Centre, Garrick House, Widemarsh Street, Hereford (Tel: 01432-261563).

2. For the avoidance of any doubt the plans for the development hereby approved are as follows:-

1299.03, 1299.02, 1299.04, 1299.05, 1299.06

Northern Planning Services  
PO Box 230,  
Hereford  
HR1 2ZB



TEAM LEADER - NORTH

**Decision Date: 27th September 2007**

YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

#### NOTES

This consent refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment, byelaw, order or regulation.

#### Appeals to the Secretary of State

- If you are aggrieved by the decision of the local planning authority to refuse Listed Building Consent or Conservation Area Consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of the Council's decision. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- 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.

#### Purchase Notices

- If Listed Building Consent or Conservation Area Consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.