

LISTED BUILDING CONSENT

Applicant:

Mr K Gent & Ms C Sinock
Broadfield Court
Bishops Frome
Worcester
WR6 5BP

Agent:

Mr Nigel Teale
Nigel J Teale MRICS, ABE
Bramble Farm
Naunton
Upton Upon Severn
Worcestershire
WR8 0PZ

Date of Application: 31 May 2012

Application No: N121597/L

Grid Ref:366010:248309

Proposed development:

SITE: Broadfield Court, Bishops Frome, Worcester, Herefordshire WR6 5BP
DESCRIPTION: Proposed removal of central pier in kitchen

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 whole of the external walls and roof of the buildings, including cladding, shall be constructed and finished in accordance with a schedule of materials and finishes which shall first have been submitted to and approved by the local planning authority before the development is commenced.

Reason: To secure properly planned development and to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

- 2 The development hereby approved shall be carried out strictly in accordance with the approved plans

Titled 'Block Plan', Drawing No. 3525a, Scale 1:1250, 1:500, Received 31 May 2012

Titled 'Proposed Removal of Central Pier', Drawing No. 3525a, Scale 1:100, 1:50, Received 31 May 2012

Design and Access Statement and Heritage Statement, Received 31 May 2012

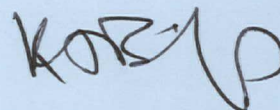
and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

Reason for Approval:

- 1 The pier which is to be removed is not considered to have any intrinsic historic significance, nor does it enhance the character and functionality. Given this the proposal is acceptable neither harming or undermining the character and appearance of the listed building or its historic value. Local plan policies DR1 and H18 are also satisfied.

Planning Services
PO Box 230,
Hereford,
HR1 2ZB



Date: 24 July 2012

DEVELOPMENT MANAGER

YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

Please note: 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.

NOTES

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 this notice, using a form which you can get from The Planning Inspectorate, 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.