

LISTED BUILDING CONSENT

Applicant:

Mr & Mrs Roach
The Coach House
Lumber Lane
Lugwardine
Hereford
HR1 4AG

Agent:

Lee Greening
Owen Hicks Architecture
2 Nd Floor Offices
46 Bridge Street
Hereford
HR4 9DG

Date of Application: 5 June 2020

Application No: 201758

Grid Ref:355159:241078

Proposed development:

SITE: Land adjacent to Coach House, Lumber Lane, Lugwardine, Herefordshire,
DESCRIPTION: Proposed design alterations to previously approved application 170440, including the addition of a plant room abutting the boundary wall and works to the Glasshouse.

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 Building & Conservation Areas) Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the approved plans drawing nos:
 - Location Plan – E001 Rev A
 - Existing Site Plan – E003 Rev A
 - Proposed Site Plan – P003 Rev C
 - Proposed Floor Plan – P100 Rev C
 - Proposed Roof Plan – P101
 - Proposed Elevations – P200 Rev E
 - Proposed Site Sections – P010 Rev D
 - Proposed Canopy Details – P400
 - Proposed Glass House Floor Plan – P110 Rev A
 - Proposed Glass House Roof Plan – P111 Rev A
 - Proposed Glass House Elevations – P210 Rev A
 - Proposed Glass House Door Details – P501
 - Proposed Glass House Roof Details – P502
 - Proposed Glass House Window Details – P500
 - Discharge of Conditions letter dated 23rd August 2016 – Ref 160390 and associated details.

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 SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 3 No works in relation to any of the features specified below shall commence until a sample panel of all new facing brickwork is provided on site at a minimum size of 1m x 1m and showing the proposed –

Glass House:

Brick type, size, colour, texture, bond pattern, mortar mix, joint thickness and finish profile.

Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority and carried out accordingly.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy, Policy BL7 of the Bartestree with Lugwardine Neighbourhood Development Plan and the National Planning Policy Framework.

- 4 No external flues or extractor equipment shall be installed in the building, without the prior written approval of the local planning authority.

Reason: In the interests of the amenity of the area and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy, Policy BL1 & BL3 of the Bartestree with Lugwardine Neighbourhood Development Plan and the National Planning Policy Framework.

Planning Services
PO Box 4
Hereford
HR4 0XH



SIMON WITHERS
DEVELOPMENT MANAGER

Date: 4 November 2020

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

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.

Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

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.