

LISTED BUILDING CONSENT

Applicant:

Mr Bailey
Ruxton Manor
Llangrove
Ross on Wye
Herefordshire
HR9 6EJ

Agent:

Graham Frecknall Architecture & Design
9 Agincourt Street
Monmouth
NP25 3DZ

Date of application: 1st March 2006

Application code: **DCSE2006/0613/L**

Grid ref: 54086,19450

Proposed development:

SITE: Ruxton Manor, Llangrove, Ross-on-Wye, Herefordshire, HR9 6EJ
DESCRIPTION: Conservation repairs and extension to provide new garden room/Orangery.
Change of use of existing orchard to residential curtilage.

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. No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings.

3. Those parts of the development which are to be of stonework shall be of local stone, properly coursed, laid on its natural bed in a mortar approved by the local planning authority.

Reason: In the interests of conserving the character of the building.

4. Prior to the commencement of development, details of the proposed finishes for all external joinery shall be submitted to and approved in writing by the local planning authority. The finishes so approved shall not thereafter be changed without the prior written approval of the local planning authority.

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

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5. Before development commences architectural details of the timber frame and joinery details of doors and windows, including glazing bars of the garden room at a scale of either 1:1 or 1:5 shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details so approved.

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

6. Before development 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 development hereby approved shall be carried out strictly in accordance with the amended plans received by the local planning authority on 22 August 2006. For the avoidance of any doubt the plans for the development hereby approved are as follows:

drawing number AL.0.12, revB

2. The decision to grant Listed Building Consent has been taken having regard to the policies and proposals in the Unitary Development Plan (Revised Deposit Draft), Structure Plan and Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Herefordshire Unitary Development Plan (Revised Deposit Draft):

H7 - Housing in the Countryside outside Settlements

H18 - Alterations and Extensions

HBA1 - Alterations and Extension to Listed Buildings

HBA4 - Setting of Listed Buildings

Hereford and Worcester County Structure Plan:

CTC9 - Development Criteria

H20 - Residential Development in Open Countryside

South Herefordshire District Local Plan:

GD1 - General Development Criteria

SH23 - Extensions to Dwellings

C27B - Alterations or Additions to Listed Buildings

C29 - Setting of a Listed Building

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 Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Southern Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Decision Date: 28th September 2006

DC1001LBCONS

Team Leader - South

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

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.