

CONSERVATION AREA CONSENT

Applicant:

Mr D South
Highbury
Mill Bank
Weobley
Herefordshire
HR4 8SH

Agent:

Mr J Williams
Abbots Lodge
Wigmore
Leominster
Herefordshire
HR6 9UD

Date of application: 20th May 2008

Application code: **DCNW2008/1359/C**

Grid ref: 40152,51419

Proposed development:

SITE: Highbury, Weobley, Hereford, Herefordshire, HR4 8SH

DESCRIPTION: Demolish existing dwelling and replace with new dwelling.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Act that CONSERVATION AREA CONSENT has been GRANTED for the development described 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. Prior to commencement of any work being undertaken on site, notification in writing shall be given to the local planning authority indicating the proposed date of commencement of the work, and such notification shall not be less than 14 days prior to commencement unless otherwise agreed in writing.

Reason: In order to ensure compliance with Sections 7 and 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to comply with the requirements of Policy HBA7 of Herefordshire Unitary Development Plan.

3. The hours during which working may take place shall be restricted to 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. There shall be no such working on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with Policy DR2 of Herefordshire Unitary Development Plan.

Informatives

1. The decision to grant Conservation Area 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:

Herefordshire Unitary Development Plan 2007

S1 - Sustainable development

DR1 - Design

DR2 - Land use and activity

HBA4 - Setting of listed buildings

HBA6 - New development within conservation areas

HBA7 - Demolition of unlisted buildings within conservation areas

In reaching this decision the local planning authority was mindful of the particular circumstances of the case, namely the extent to which the development complied with policy and the way in which local issues of amenity and highway safety were addressed.

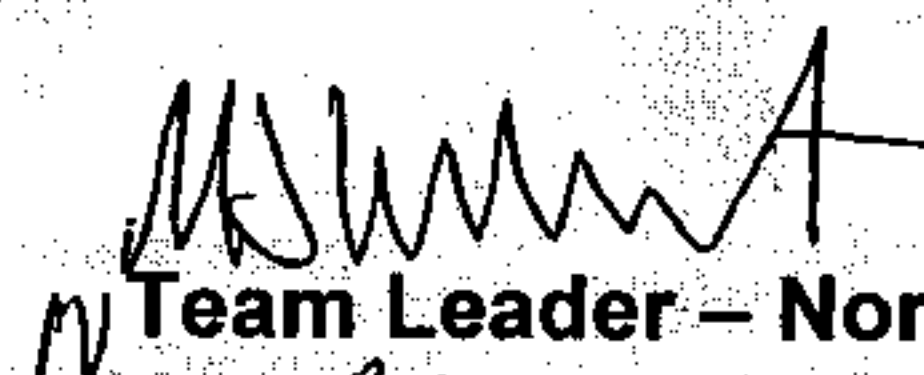
This informative is only intended as a summary of the reasons for grant of Conservation Area Consent. For further detail on the decision please see the application report by contacting The Hereford Centre, Garrick House, Widemarsh Street, Hereford (tel: 01432 261563).

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

- Drawing number S1.7.108
- Drawing number S2.7.108

Northern Planning Services
PO Box 230,
Hereford
HR1 2ZB

Decision Date: 10th July 2008


Team Leader – North

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.