

LISTED BUILDING CONSENT

Applicant:

Mr & Mrs Vaughan
Pound House
Yarpole
Herefordshire
HR6 0BA

Agent:

Date of Application: 8 June 2010 Application No: DMN/100772/L Grid Ref:347293:265034

Proposed development:

SITE: **Pound House, Yarpole, Herefordshire, HR6 0BA**
DESCRIPTION: **Repairs to timber frame.**

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 The infill panels shall be constructed in accordance with new details and appropriately scaled plans to be agreed in writing with the planning authority prior to the commencement of works on each panel. The work shall be carried out in strict accordance with approved details and thereafter be maintained as such.

Reason: To ensure and preserve the character and integrity of the Grade II listed building in accordance with Herefordshire Unitary Development Plan policies DR1 and HBA1.

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:

DR1 - Design

HBA1 - Alterations and Extensions to Listed Buildings

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 impact on the character of a Grade II listed building were addressed.

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:-

Titled 'Location Plan', Drawing No. A4001, Scale 1:1250, Received 6th April 2010

Titled 'Upper Sash Window South Elevation, Drawing No. A3020, Scale 1:5, Received 6th April 2010

Titled 'Lower Sash Window South Elevation, Drawing No. A3021, Scale 1:5, Received 6th April 2010

Titled 'Schedule of Repair', Received 28th May 2010

Planning Services
PO Box 230,
Hereford,
HR1 2ZB

Date: 3 August 2010



TEAM LEADER

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

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.