

PLANNING PERMISSION

Applicant:

Mr and Mrs J Johnson
Barn Acre
Halmonds Frome Road
Halmonds Frome
Herefordshire
WR6 5AS

Agent:

M A King Designs
4 Fowler Avenue
Worcester
Worcestershire
WR4 0LU

Date of Application: 16 December 2009

Application No: DMNE/093214/FH

Grid Ref: 367243:248002

Proposed development:

SITE: Barn Acre, Halmonds Frome Road, Halmonds Frome, WR6 5AS
DESCRIPTION: Proposed alterations, improvements, glazed link, garden room and associated ground works.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION 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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 Before work commences architectural details of windows and their openings, doors and their openings, eaves, verges and bargeboards and ridges, at a minimum scale of 1:5 for general arrangements and 1:1 for joinery sections such as glazing bars, shall be submitted to the local planning authority. The work shall subsequently only be carried out in accordance with details which have been approved in writing by the local planning authority beforehand.

Reason: To ensure that the work is carried out in accordance with the details that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

- 3 Before work commences, details of the finishes to be used for all external joinery, timber, plaster and masonry surfaces shall be submitted to the local planning authority. The work shall subsequently only be carried out in accordance with details approved in writing by the local planning authority beforehand and shall not thereafter be changed without further written approval.

Reason: To ensure that the work is finished with materials, textures and colours that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

- 4 The development shall be carried out strictly in accordance with the approved plans (Drawing Nos. MAK.4, MAK.5, MAK.2 and MAK.3), except where otherwise stipulated by conditions attached to this permission.

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of the Herefordshire Unitary Development Plan.

- 5 Prior to the commencement of the hereby permitted extension element, the removal of the bay window in the west elevation shall be undertaken and that elevation made good as per the approved plans.

Reason: To ensure the planning and conservation gain secured through this permission is implemented prior to any other works are commenced.

- 6 The plinth of the approved glazed link shall be faced with stone reclaimed from the demolition and removal of sections which forms this permission.

Reason: To ensure a satisfactory appearance to the development and protect the character and setting of the Grade II listed building, in accordance with the Herefordshire Unitary Development Plan policies DR1 and HBA1.

- 7 Before work commences details, including trade details, of the rooflights to be used and the way they are to be fitted into the roof shall be submitted to the local planning authority. The work shall subsequently only be carried out in accordance with the details to be agreed beforehand in writing by the local planning authority of the size, design, appearance and method of insertion of the rooflight(s).

Reason: To ensure that the rooflights are of an appropriate form and minimise the potential disruption to the appearance and continuity of the roofs in the interests of the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 of the Herefordshire Unitary Development Plan.

Informatives:

- 1 The decision to grant planning permission 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
H18 - Alterations and Extensions
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 character and appearance of a listed building, amenity and highway safety were addressed.

This informative is only intended as a summary of the reasons for grant of planning permission. 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:-

Ordnance Survey map, Ref. MAK.4, Scale 1:1250, Received 16th December 2009

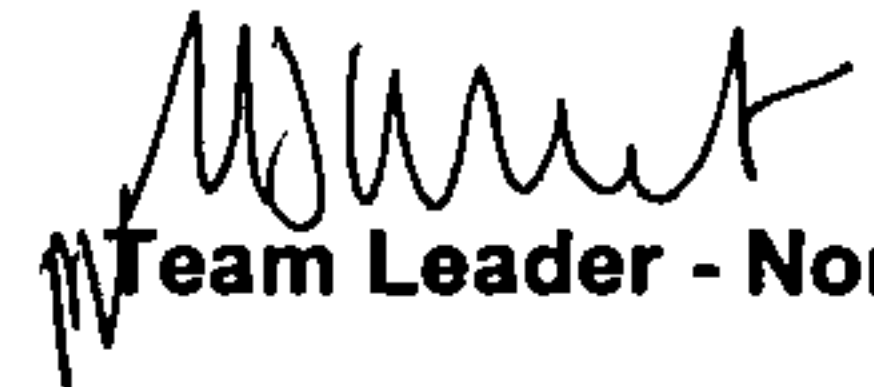
Titled 'Block plan', Ref. MAK.5, Scale 1:500, Received 16th December 2009

Titled 'Proposed alterations and extension', Ref. MAK.2, Scale 1:100, Received 16th December 2009

Titled 'Proposed alterations and extension', Ref. MAK.3, Scale 1:100, Received 16th December 2009

Planning Services
PO Box 230,
Hereford,
HR1 2ZB

Date: 31 March 2010


Team Leader - North

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

Notes

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning 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.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.