

LISTED BUILDING CONSENT

Applicant:

Mr & Mrs M & S Hearn
The Old Rectory
Peterchurch
Herefordshire
HR2 0SF

Agent:

Peter Draper Associates
Yew Tree House
Byford
Hereford
HR4 7LB

Date of application: 6th February 2008

Application code: **DCSW2008/0300/L**

Grid ref: 34786,38206

Proposed development:

SITE: The Old Rectory, Peterchurch, Hereford, Herefordshire, HR2 0SF

DESCRIPTION: Various internal and external alterations, including single storey extension, new dormers and replacement wall.

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. Notwithstanding the approved details included in the application, additional drawings and specifications in respect of the following matters shall be submitted to the local planning authority before the commencement of any works. The works to which they relate shall subsequently only be carried out in accordance with the details which have been approved by the local planning authority in writing beforehand:

- (a) treatment of timber framing
- (b) design of new doors within the attic
- (c) exterior colour of the extension
- (d) samples and/or trade description of material to be used for boundary wall, including detail of mortar mix.

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 DR1 and HBA1 of Herefordshire Unitary Development Plan.

3. This permission shall be implemented only in lieu of, and not in addition to, the listed building consent DCSW2005/3666/L dated 5th January, 2006.

Reason: To prevent over development of the site.

Cont'd ...

Informative(s):

1. Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority or their agent. Please contact the Area Services Manager Tel: 01432-383214, Thorn Business Park, Rotherwas, Hereford, HR2 6JT

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

Drawing numbers PDA.Hearn.07.04, PDA.Hearn.07.05, PDA.Hearn.07.06, PDA.Hearn.07.07, PDA.Hearn.07.08, PDA.Hearn.07.10, PDA.Hearn.09A and 10A, and design and access statement received on 6th February, 2008.

3. 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:

Policy DR1 - Design

Policy HBA1 - Alterations and Extensions to Listed Buildings

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).

Southern Planning Services
PO Box 230,
Hereford
HR1 2ZB


Team Leader – South

Decision Date: 31st March 2008

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

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.