



Notice of Decision

CONSENT GRANTED WITH CONDITIONS

Mrs Alice Edwards
Meadow Hall Farm
Bottom Street
Northend
CV47 2TJ

Planning (Listed Buildings and Conservation Areas) Act 1990

THE STRATFORD-ON-AVON DISTRICT COUNCIL, in pursuance of their powers under the above mentioned Act, having considered the application for listed building consent in accordance with Section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to execute works at:-

Meadow Hall Farm , Bottom Street, Northend, CV47 2TJ

Submitted by: Mrs Alice Edwards

Received by the Council on: 4 September 2018

HEREBY GIVE YOU NOTICE that LISTED BUILDING CONSENT is GRANTED for the execution of the following works:-

- 1. Localised repointing of the ashlar ironstone to the front (NW) elevation of the house.**
- 2. Repoint the front (NW) wall adjacent to the garage adjacent to Bottom Street**
- 3. Rebuild and extend the rear garden wall to meet the brick wall and to close the old gateway opening between the property boundaries.**
- 4. Replace the damaged section of mullion of the small drawing room window**
- 5. Remove the top concrete step of the boiler room and replace rear external door.**
- 6. Replace the external kitchen door with a stable door with 4 double-glazed window panes**
- 7. Replace three windows at the rear and side of the property**

Subject to the following condition(s) and reason(s), namely:-

Case Officer: Robert Parker-Gulliford
Reference No. 18/02219/LBC



1. The works hereby permitted must be commenced before the expiration of three years beginning with the date of this Listed Building Consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works hereby approved shall be carried out in accordance with the following plans and drawings including the Site Plan, the Proposed Ground Floor Plan as received by the Local Planning Authority on 4 September 2018 and the Amended Design and Access Statement as received by the Local Planning Authority on 4 October 2018.

Reason: To define the consent and to ensure that the development protects the historic fabric and character of the listed building in accordance with Policies CS.8 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

3. Photographs and details of samples panels (1m x 1m) of the proposed repointing shall be submitted for the written approval of the District Planning Authority before works commence. The work shall be implemented in accordance with the approved details/samples. The sample panels shall be kept on site for reference until the works are fully completed.

Reason: To safeguard the character and appearance of this building of architectural and historical interest in accordance with Policy CS.8 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

4. Details of the design of the following (in large scale annotated elevation and section drawings with a Specification of Works) shall be submitted to and approved in writing by the District Planning Authority before works commence and shall be implemented in accordance with the approved details.

- i) Extend of repointing to the house
- ii) The method of fixing the new stone indent to the window mullion.

Reason: To safeguard the character and appearance of this building of architectural and historical interest in accordance with Policy CS.8 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

Notes

1. Planning Permission is required to erect the new wall to the rear.

Informatives:

1. The Local Planning Authority has taken into account the National Planning Policy Framework, including paragraphs 186 and 187 which detail the need to work positively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. The Conservation rationale behind this decision is set out in the Conservation Officer's report/response which is available on the Council's website. If you intend to submit amended proposals or discharge Conditions you are advised to retain a suitably qualified Conservation Architect who will be able to advise you on potentially

Reference No. 18/02219/LBC

acceptable options based on the Officer comments. We operate a chargeable pre-application service if you would like informal comments on any proposals.

- Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by wildlife. Applicants are reminded of their obligations under the NERC Act 2006, the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 to wildlife including (but not limited to) bats, nesting birds, badgers, newts and invertebrates. Natural England and WCC Ecological Services (David Lowe B.Sc Hons MCIEEM BES, Principal Ecologist, Ecology Unit Environment & Regeneration PO Box 43 Warwick CV34 4SX Tel: 01926 418076) may be consulted for further advice.
This grant of Listed Building Consent does not in any way supersede or address obligations under these wildlife acts/regulations.

DATED 30 October 2018



AUTHORISED OFFICER OF THE COUNCIL.....

This consent does NOT give approval under Building Regulations.

This consent does NOT convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Listed Building Consent under the provisions of The Planning (Listed Buildings and Conservation Areas) Act 1990.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS FORM

**STRATFORD-ON-AVON DISTRICT COUNCIL
ELIZABETH HOUSE, CHURCH STREET, STRATFORD-UPON-AVON CV37 6HX**

NOTES

1. If the applicant is 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, he may appeal to the Planning Inspectorate in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. The Planning Inspectorate has the power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If the listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Planning Inspectorate, 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 reasonable beneficial use by the carrying out of any works which would have been or would be permitted, he may serve on the District 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.
3. 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 Planning Inspectorate on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 28 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4. Forms of appeal may be obtained from and should be returned to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

You must use a Listed Building Consent or Conservation Area Consent Appeal form when making your appeal.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.