



Name and address of agent:

ABDS Ltd - Mr A Brown

**79 Orchid Close
Hereford
Herefordshire
HR4 7FJ**

Name and address of applicant:

Mr P Newman

**The Rose And Crown
1 High Street
Islip
Kettering
NN14 3JS**

NOTICE OF APPROVAL

Planning (Listed Buildings and Conservation Areas) Act 1990

Part I – Particulars of application

**Date Valid:
15 February 2024**

**Application Number:
NE/24/00171/LBC**

Location:

The Rose And Crown, 1 High Street, Islip, Kettering, NN14 3JS

Description:

Demolition of existing rear additions to the building, internal and external works to the retained building and construction of a 2 storey rear extension

Part II – Particulars of decision

North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned act

GRANTS LISTED BUILDING CONSENT

For the works as described in Part I above and in accordance with the application and plans submitted, subject to the following condition/s:

- 1. The works for which Listed Building Consent are hereby granted shall be begun before the expiration of three years from the date of this consent.**

REASON

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved drawings and details as received by the local planning authority:

i) on 15th February 2024:

Existing Block Plan/ Site Location Plan - B/HI/22/002 A

Existing Site Plan - B/HI/22/001

Existing Floor Plans - B/HI/22/003

Existing Elevations - B/HI/22/004

Proposed Site Plan - B/HI/22/010 C

Proposed Elevations (1 of 2) - B/HI/22/017 A

Proposed Second Floor Plan - B/HI/22/013 B

Schedule of Proposed Works to Listed Building March 2023

ii) on 10th May 2024:

Proposed Elevations (2 of 2) - B/HI/22/018 C

Proposed Garage Plan & Elevations - B/HI/22/021 A

Proposed Ground and First Floor Plans - B/HI/22/012 C

Proposed Second Floor Plan - B/HI/22/013 C

Proposed Ground & First - Description of Proposed Works - B/HI/22/015C

Proposed Second Floor Plan - B/HI/22/016 C

iii) on 10th June 2024:

Proposed Block Plan/ Location Plan - B/HI/22/020 C

REASON

For the avoidance of doubt and in accordance with heritage asset management best-practice.

3. The following works to the building shall not commence until full details of the works have been submitted to and approved in writing by the local planning authority:

a) Installation of secondary glazing,

b) Installation of a new heating system with the details to be provided to demonstrate how the installation and pipework runs etc minimise harm to historic fabric of the building,

c) Window repairs,

d) Replacement of external windows,

e) Installation of new internal doors.

REASON

In the interests of preserving the special architectural and historic interest of the listed building.

Decision Date:

4 July 2024

Signed:



George Candler
Executive Director Place and Economy

NOTES:

1. A full report is available at www.northnorthants.gov.uk/papps
2. Please note that a formal application is required to approve details reserved by conditions (where applicable). Approval of condition applications have a target determination of 8 weeks. Please programme in adequate time to avoid delay to your development. You can apply online at:
<https://www.planningportal.co.uk/applications>
3. This consent refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act and does not include or imply consent or approval under the Building Regulations or any other legislation for which a separate application may be required.
5. For advice and guidance about the Building Regulations, including the need for consent, please contact the Council's Building Control at buildingcontrol.enc@northnorthants.gov.uk Information can also be obtained from the Council's website at:
<https://www.northnorthants.gov.uk/building-control-and-local-land-charges>

PURCHASE NOTICES:

If consent is 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 reasonable beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RIGHT OF APPEAL:

1. An applicant who is aggrieved by the decision of the Local Planning Authority may appeal to the Secretary of State within **six months** of receipt of this notice. The Secretary of State has the power to allow a longer period for you to give notice of an appeal, but he will not normally exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If you wish to appeal against this decision you must do so on the Listed Building / Conservation Area Consent Appeal form. Appeals may be made online at <https://www.gov.uk/appeal-planning-inspectorate> . If you are unable to use the online service, please contact the Planning Inspectorate's Customer Services Team on 0303 444 5000.
3. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

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