



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr Hugh Massey
Hugh Massey Architects
205 Park Road
South Moor
Stanley
County Durham
DH9 7QE

TOWN AND COUNTRY PLANNING (Listed Buildings and Conservation Area) ACT 1990

Application For: Listed Building Consent

NOTICE OF DECISION

Application No: 22/00454/LBA

Applicant: Mr Trevor Swales

Agent: Mr Hugh Massey

Proposal: Domestic Conversion of Vacant Former Church Building to Two-Bed House

Site Address: St Leonards Church Main Street Ragnall Nottinghamshire

The Council have considered the application and hereby **GRANT LISTED BUILDING CONSENT** subject to the conditions which have been imposed for the reasons set out below:

CONDITIONS:

1. The works to which this consent relates shall be begun no later than three years from the date of this consent.

Reason: To comply with Section 51 of the Planning & Compulsory Purchase Act.

2. The development hereby permitted shall be in accordance with the following amended approved plans received 28/07/2023:
 - Proposed site plan scheme E - 100_20
 - Proposed sacrificial strip - 100_21
 - Proposed floor plans scheme E - 100_22
 - Proposed section a-a scheme E - 300_19
 - Proposed section b-b scheme E - 300_20

- Proposed section c-c scheme E - 300_21
- Proposed section d-d and e - 300_22
- Edge detail to mezzanine - 500-04
- Section through tarmac apron - 500_01
- Section through access path - 500_02
- Proposed bin store - 500_03

Reason: For the avoidance of doubt.

3. Before the glazed partitions, windows, doors and secondary glazing hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

4. Samples or detailed specifications of all external materials to be used on the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building.

5. Before the rainwater goods hereby granted consent are installed, samples or detailed specifications of the rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. Guttering shall be half round in profile and fixed by rise and fall brackets with no fascia board fitted. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To preserve the special architectural and historic interest of the listed building.

6. The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before the repointing hereby granted consent is carried out. The works shall be carried out only in accordance with the agreed repointing details.

Reason: To preserve the special architectural and historic interest of the listed building.

7. Before the repointing hereby granted consent is carried out, details of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed repointing and mortar details.

Reason: To preserve the special architectural and historic interest of the listed building.

8. Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

9. Access shall be afforded at all reasonable times to allow the Council's Conservation Officer, or other representative, to inspect the works whilst these are in progress and upon completion.

Reason: To preserve the special architectural and historic interest of the listed building.

10. Development shall not commence until a programme of historic building recording in accordance with English Heritage Level Standard 2; has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

11. Before the railings/fences and gates are installed, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:20 scale (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the listed building.

12. The slate roof hereby approved shall match as closely as possible the material, coursing, sizing, method(s) of fixing, length(s) of head lap and length(s) of exposure of the existing slate roof.

Reason: To ensure that the new slate roof matches the appearance and features of the existing historic slate roof, and preserves the special architectural and historic interest of the Listed Building.

13. Before any lighting or CCTV is installed, detailed specifications shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the listed building.

14. Full details of any repairs to take place shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the listed building.

15. Before the staircases and spiral staircases are installed, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:20 scale (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the listed building.

16. Before they are installed, full details of all ventilation devices including their siting, appearance and materials shall be submitted to and agreed in writing by the Local

Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

17. No works shall be carried out on the site until details of the protection and treatment of the war memorial, pulpit base, font base and stone window tablet and metal screen surround have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed protection measures.

Reason: To preserve the special architectural and historic interest of the listed building.

NOTES

1. The Council have granted this listed building consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and the conditions discharged before those works are carried out on site. **FAILURE TO DO SO COULD INVALIDATE THE LISTED BUILDING CONSENT.** The Council reserve the right to refuse consent for the retention of works not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any relevant condition is indicated on the reverse side of the decision notice.

2. The Listed Building Consent is granted in strict accordance with the approved plans and specifications contained in the application. It should however be noted that:
 - a) Any variation from the approved plans and specifications following commencement of the works, irrespective of the degree of variation, will constitute unauthorised works, would be a criminal offence and would be liable for enforcement action.
 - b) You or your agent or any other person responsible for implementing this consent should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter

STATEMENT

The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.

Date: **7 September 2023**



John Krawczyk
Planning Development Manager

Note: Attention is drawn to the Notices attached

Grant of Planning Permission

Application Number: 22/00454/LBA

This permission/approval/consent is given only under the Town and Country Planning Acts. It does not give approval under the Building Regulations.

If you are aggrieved by the decision of the District Planning Authority to grant permission/approval/consent subject to conditions, then you can appeal to the Secretary of State for the Environment.

If you want to appeal and your application was not for *householder development, then you must do so within six 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. An appeal in respect of an advertisement application must be made within eight weeks.

If you wish to appeal for a *householder development, you must do so within 12 weeks of the date of this notice.

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 it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider the appeals solely because the local planning authority based its decision on a direction given by him.

If either the District Planning Authority or the Secretary of State for the Environment grants permission/approval/consent subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonable 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. 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 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions by the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

* Householder application means – (a) an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, **but does not include** – an application for change of use; an application to change the number of dwellings in a building.

Other Acts and non-planning legislation may apply for example Right to Light or Party Wall Act etc. 1996, it is your responsibility to comply.