



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Miss Rebecca Hill
Yorke Architecture Ltd
Lyndale
Harworth Road
Blyth
Worksop
S81 8HQ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Full Planning Permission

NOTICE OF DECISION

Application No: 21/01641/FUL

Applicant: Mr D Stone

Agent: Miss Rebecca Hill

Proposal: Conversion of Semi-Derelict Barns to Two No. Dwellings with Detached Garages

Site Address: Top Farm Rampton Road Laneham Retford Nottinghamshire

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

CONDITIONS:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out only in accordance with the details and specifications included on the submitted planning application form and shown on submitted documents and drawings which include the following:

- Drawing No. PC493/01 Location & Existing Site Plans 1:500 & 1:1250@A2 received on 2 November 2021.

- Drawing No. PC493/02 Rev.A Proposed Site Plan 1:200@A2 received on 21 January 2022.
- Drawing No. PC493/02 Existing Floor Plans 1:100@A2 received on 2 November 2021.
- Drawing No. PC493/03 Existing Elevations 01 1:100@A2 received on 2 November 2021.
- Drawing No. PC493/04 Existing Elevations 02 1:100 & 1:200@A2 received on 2 November 2021.
- Drawing No. PC493/05 Proposed Ground Floor Plan 1:100@A2 received on 2 November 2021.
- Drawing No. PC493/06 Proposed First Floor Plan 1:100@A2 received on 2 November 2021.
- Drawing No. PC493/07 Proposed Elevations 01 1:100@A2 received on 2 November 2021.
- Drawing No. PC493/08 Proposed Elevations 02 1:100 & 1:200@A2 received on 2 November 2021.
- Drawing No. PC493/09 Proposed Garage Plans & Elevations (Barn 1) 1:100@A3 received on 2 November 2021.
- Drawing No. PC493/10 Proposed Garage Plans & Elevations (Barn 2) 1:100@A3 received on 2 November 2021.

Reason: To ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application.

3. Before the windows and doors 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 development shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the non-designated heritage assets and their wider setting.

4. Before the rainwater goods hereby permitted are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure the development preserves the character and appearance of the non-designated heritage assets and their wider setting.

5. The proposed reconstruction of the barns shall be in reclaimed bricks and natural red non-interlocking clay pantiles reclaimed from the demolition. Before any construction occurs above damp proof course (DPC) level, any new materials to be used on the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed materials.

Reason: To ensure the development preserves the character and appearance of the non-designated heritage asset and its setting.

6. Details of the provision made for Electric Vehicle (EV) and Ultra Low Emission Vehicle (ULEV) charging points within each dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The EV and ULEV charge points shall be

provided prior to the occupation of each of the dwellings and shall be maintained and retained as such for the lifetime of the properties.

Reason: To comply with the requirements of paragraph 112(e) of the NPPF which relates to the provision of infrastructure for EV and ULEV charging.

7. Detailed specifications of design, materials and colour of the railings and hand rails proposed to the external steps leading to the threshing barn within the central courtyard, to be retained in the development hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed materials, before the occupation of proposed dwellings.

Reason: To ensure the development preserves the character and appearance of the non-designated heritage asset and its setting.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no building, extension or structure (other than those permitted as part of this development) shall be erected or placed on the approved buildings or in their curtilages without the prior approval of the Local Planning Authority.

Reason: The erection of extensions etc. as "permitted development" may create difficulties both in terms of the overall appearance of the extended dwelling and the relationship with its neighbours and the unsympathetic extension or alteration to the approved building(s) may cause harm to the character and appearance of the non-designated heritage asset.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order), no new window or door openings shall be inserted, no window and door openings shall be altered and no windows or doors shall be replaced (other than on a like-for-like basis) in the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The unsympathetic extension or alteration to the approved building(s) may cause harm to the character and appearance of the non-designated heritage assets and their wider setting.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no dormer windows, roof lights or solar panels (other than those approved as part of this development) shall be placed on roofs of the buildings, without the prior approval of the Local Planning Authority.

Reason: The unsympathetic extension or alteration to the approved building(s) may cause harm to the character and appearance of the non-designated heritage assets and their wider setting.

11. A scheme for the provision of bird and bat boxes within the development shall be submitted and agreed in writing with the Local Planning Authority. The boxes and mitigation measures so approved within each phase shall be completed and available for use before the related dwelling is occupied.

Reason: To enhance biodiversity and secure mitigation in line with National Planning Policy Framework paragraph 174 and 179. [2021]

12. No development shall take place, until a survey has been carried out by a suitably trained person to establish whether or not any protected species of bat are present within the buildings, as recommended in the Protected Species Survey by C.B.E. Consulting, dated 13 September 2021, and the results of the survey have been accepted in writing by the Local Planning Authority. If the survey results confirm that protected species are present, details of working design, method and timetable to mitigate undue disturbance to the protected species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. The mitigation measures shall be carried out only in accordance with the agreed details.

Reason: To ensure adequate protection of any identified bat habitat.

13. Full details of the manner in which foul sewage and surface water are to be disposed of from the site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the site is drained in a satisfactory manner.

14. No works relating to site preparation or construction shall take place outside 08:00 hours to 18:00 hours Monday to Friday; 09:00 hours to 13:00 hours on Saturday and not at all on Sundays, Bank Holidays or Public Holidays.

Reason: To safeguard the amenities of dwellings located in the vicinity of the application site.

15. No dwelling shall be occupied until the driveway, parking and manoeuvring area appertaining to that dwelling has been upgraded in accordance with the Highway Authority's specification across the highway verge and surfaced in a hard bound material (not loose gravel) for a minimum distance of 5.0m metres from the back of the verge and has been drained to prevent surface water discharging onto the adjacent highway. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material and be kept drained for the life of the development.

Reason: In the interest of highway safety.

NOTES

1. The Council have granted this permission / 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 PLANNING PERMISSION.** The Council reserve the right to refuse permission for the retention of development 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 condition is indicated on the reverse side of the decision notice.

2. The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

It is the Council's view that CIL MAY BE PAYABLE on the development hereby approved as is detailed below. If CIL IS LIABLE full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, extension or annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website:

www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

or from the Planning Portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

3. All bat species are statutorily protected from reckless killing, injuring and disturbance, and damage and obstruction to roost sites by the Wildlife and Countryside Act, 1981 (and as amended) and by the Conservation (natural Habitats & c) Regulations 1994 (and as amended). Even if bats are not present their roosts are protected all year round. Should any bats be found or disturbed during the course of the work, you are legally obliged to stop work and contact Natural England immediately. The address is Block 7, Government Buildings, Chalfont Drive, Nottingham, NG8 3SN (Telephone 0300 060 0730).
4. The development will require works in the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake these works the applicant will need the formal legal agreement of the Highway Authority. The applicant is therefore required to contact the County Council (tel. 0300 500 80 80) to arrange for these works to be carried out.

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: **9 February 2022**



John Krawczyk
Planning Development Manager
Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached

Grant of Planning Permission

Application Number: 21/01641/FUL

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.