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Planning (Listed Buildings and Conservation Areas) Act 1990

Application P2008 1718 for Listed Building Consent

Richard Gittins
The Old Chapel House
Milverly
Oswestry
Shropshire SY10 8PF

Applicant: Mr J T Jones Pentre Felin Llansilin Oswestry

In pursuance of its powers under the above-mentioned Act and Order Powys County Council (hereinafter called "the Council") as local planning authority hereby gives you notice that **LISTED BUILDING CONSENT** is **GRANTED** for the following, namely:-

Listed building consent for the alterations to redundant chapel to form additional living accommodation/annex to Penycae at Salem Chapel Llansilin Oswestry

In accordance with the application and plan submitted to the Council on 12/12/2008 subject to the conditions specified hereunder:-

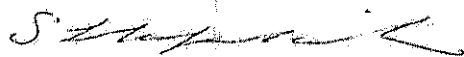
1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.
2. The development shall be carried out strictly in accordance with the plans stamped as approved 13/07/09.
3. Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved by, the local planning authority. The resulting photographs should be deposited with the County Sites and Monuments Record, operated by the Clwyd-Powys Archaeological Trust (7a Church Street, Welshpool, Powys, SY21 7DL tel: 01938 553670)
4. The roof of the building shall be covered with natural slates of a type, texture and colour to match the existing.
5. Repaired external joinery shall be of a painted finish in a colour to match the existing and shall thereafter remain painted.
6. All works of external and internal repair, restoration and replacement are to exactly replicate the original features.
7. Notwithstanding the approved drawings, details of the secondary glazing units, rainwater goods, fascia boards and barge boards shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works. The development shall be carried out in accordance with these details.
8. Nothing in this consent permits the removal or alteration of the existing window shutters.

Reasons

1. Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.

3. To ensure that architectural style and present state is recorded in accordance with policy ENV18 of the Powys County Structure Plan.
4. To safeguard the character and appearance of this building of [special] architectural or historical interest in accordance with policy ENV14 of the Powys Unitary Development Plan.
5. To safeguard the character and appearance of this building of [special] architectural or historical interest in accordance with policy ENV14 of the Powys Unitary Development Plan.
6. To safeguard the character and appearance of this building of [special] architectural or historical interest in accordance with policy ENV14 of the Powys Unitary Development Plan.
7. To safeguard the character and appearance of this building of [special] architectural or historical interest in accordance with policy ENV14 of the Powys Unitary Development Plan.
8. To safeguard the character and appearance of this building of [special] architectural or historical interest in accordance with policy ENV14 of the Powys Unitary Development Plan.

The date on which this consent is **GRANTED** is 13/07/2009.



Lesley Kirkpatrick, BSc Hons, Dip TP, MRTPI, MIED
Head of Regeneration and Development

Notes

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed works, or to grant permission or approval subject to conditions, he/she may appeal to the National Assembly in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of the date of this notice. Appeals must be made on a form obtainable from the Planning Inspectorate, Cathays Park, Cardiff CF10 3NQ. The National Assembly has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it appears that permission for the proposed works could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. It does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by it.
2. If permission is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly, 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/she may serve on the Council in which the land is situated, a purchase notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Chapter III 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 National Assembly on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4. Failure to adhere to the details of the approved proposals contained in this application or to comply with any conditions or limitations subject to which this consent was granted will constitute a breach of control which may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990.