

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

NOTICE OF LISTED BUILDING CONSENT

MAC Architects
Franklin House
4 Victoria Avenue
Harrogate
HG1 1EL
FAO: Susanna Smith

APPLICATION No: 4/21/2242/0L1

**LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS AS PART OF RENOVATION AND REFURBISHMENT OF EXISTING BUILDING, INCLUDING REPAIRS TO EXTERNAL RENDER, ALTERATION TO DORMER WINDOWS, DEMOLITION OF PART OF EXISTING STORES & FORMER SHOWER BLOCKS, REDUCTION OF REAR WALLS, RECONSTRUCTION OF PORCH AT NO.11, AND REPLACEMENT/REPAIR OF WINDOWS.
1- 11 LONSDALE TERRACE, ST BEES**

Remarkable Developments LTD

The above application dated 26/05/2021 has been considered by the Council in pursuance of its powers under the above Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Location Plan, Scale 1:1250, Drawing No P300.00.01, received by the Local Planning Authority on the 26th May 2021.
- Block Plan as Existing and Proposed, Scale 1:500, Drawing No P300.00.02, received by the Local Planning Authority on the 26th May 2021.
- Gate Details as Proposed, Scale 1:500, Drawing No P300.00.03, received by the Local Planning Authority on the 26th May 2021.
- AE Elevation from Lonsdale Terrace and Rear Elevation, Scale 1:100, Drawing No P200.00.01, received by the Local Planning Authority on the 26th May 2021.
- Elevations as Proposed (Amended), Scale 1:100, Drawing No P201-02, Rev F, received by the Local Planning Authority on the 17th November 2021.
- Ground and First Floor Plans as Existing, Scale 1:1250, Drawing No P100.00.01, received by the Local Planning Authority on the 26th May 2021.
- Ground and First Floor Plans as Proposed (Amended), Scale 1:100, Drawing No P101-01, received by the Local Planning Authority on the 13th August 2021.
- Basement Floor Plan AE, Scale 1:100, Drawing No P100.00, received by the Local Planning Authority on the 26th May 2021.
- Basement Plans as Proposed, Scale 1:100, Drawing No P101.00, received by the Local Planning Authority on the 26th May 2021.
- Attic Floor Plans as Proposed (Amended), Scale 1:100, Drawing No P101-02, received by the Local Planning Authority on the 13th August 2021.
- Existing Attic and Floor Plan (Amended), Scale 1:100, Drawing No P100-00-01, Rev A, received by the Local Planning Authority on the 11th October 2021.
- Door Blade, Scale 1:10 & F:5, Drawing No 2019.303 received by the Local Planning Authority on the 26th May 2021.
- Handrail, Scale 1:10, received by the Local Planning Authority on the 26th May 2021.
- Design and Access Statement (Amended), Revision D, received by the Local Planning Authority on the 15th November 2021.
- Demolition Plan, Scale 1:100, Drawing No P101-01, received by the Local Planning Authority on the 13th August 2021.
- Heritage Statement, Revision D, received by the Local Planning Authority on the 17th November 2021.
- Lighting Information, received by the Local Planning Authority on the 13th August 2021.
- Store Plans and Elevations as Existing and Proposed (Amended), Scale 1:100, Drawing No P202-02, Rev B, received by the Local Planning Authority on the 17th November 2021.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Commencement of Works Conditions:

3. Prior to the commencement of any works to the existing windows (excluding any

dormer windows or rooflight) within the application site, an independent survey carried out by a suitably qualified person must be submitted to and approved in writing by the Local Planning Authority. This survey must detail the extent, condition, and location of historic glass and windows, and must provide justification for a proposed repair or replacement strategy for each existing window. Any works to the existing windows within the application site must be carried out in accordance with this approved survey and must be maintained as such at all times thereafter.

Reason

In the interest of protecting the heritage asset.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A black rectangular redaction box covering the signature of the Chief Executive.

PP Pat Graham
Chief Executive

19th November 2021

LISTED BUILDING CONSENT NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or 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 reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority 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.

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.