

Planning (Listed Buildings and Conservation Areas) Act 1990.

4/21/2348/OL1

**NOTICE OF LISTED BUILDING CONSENT**

Avison Young  
Central Square South  
Orchard Street  
Newcastle Upon Tyne  
NE1 3AZ  
FAO Hannah Gray

**LISTED BUILDING CONSENT FOR GROUND FLOOR REMOVAL OF ALL GROUND FLOOR SUSPENDED TIMBER FLOORS FOR REPLACEMENT WITH LIMECRETE, GROUND FLOOR TOY ROOM LIMECRETE FLOOR LEVEL REDUCTION BY 250MM TO ALLOW A SUFFICIENT CEILING LEVEL, FOLLOWING ABOVE FLOOR JOISTS REPLACEMENT, REMOVAL OF THE WALL BETWEEN THE KITCHEN AND ENTRANCE HALL DUE TO CONDITION, STEEL BEAM INSTALLS BELOW EXISTING KITCHEN CEILING TIMBER BEAMS (FORMER WALL LOCATION AND CENTRAL KITCHEN BEAM), TO BE BOARDED OUT AND FIRE PROTECTED TO MITIGATE UPPER FLOOR DEFLECTION, INSTALL OF ADDITIONAL FIRE WALL AND DOOR TO THE BOTTOM OF THE STAIR (REQUIRED FOLLOWING WALL REMOVAL TO KITCHEN) TO ENSURE BUILDING REGULATION COMPLIANCE SINGLE DOOR OPENING BETWEEN LOUNGE 2 AND THE MEAT ROOM.**

**SEASCALE HALL, SEASCALE**

**NDA Properties Ltd**

The above application dated 03/08/2021 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:

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 retrospective dates and development shall be carried out in accordance with them:-
- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
  - Listed Application Alterations, Scale 1:100, Drawing Number LBC-04, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
  - Proposed Limescale Floors, Scale 1:100 & 1:200. Drawing Number LBC-03, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
  - Kitchen - Structural Survey Letter, Prepared by WDS Ltd June 2021, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
  - Structural Survey Letter, Prepared by WDS Ltd June 2021, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
  - Heritage Statement Addendum, Prepared by Lanpro Services July 2021, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
  - Archaeological Building Recording, Prepared by Greenland Archaeology Ltd July 2021, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
  - Discharge Condition Drawing, Scale 1:50 & 1:100, Drawing Number LBC-02, Rev A, received by the Local Planning Authority on the 16<sup>th</sup> August 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.

3. Prior to the first installation of the following items within the development hereby permitted, full details of the design must be submitted to and approved in writing by the Local Planning Authority:
- The partition and door to the bottom of the main staircase;
  - The new doorway and door between lounge 2 and the meat room.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the Listed Building.

**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

10/09/2021

A handwritten signature in black ink, appearing to read 'N. S. Hayman' followed by a stylized flourish.

PP Pat Graham  
Chief Executive

## **LISTED BUILDING CONSENT / CONSERVATION AREA 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](http://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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.