

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

NOTICE OF LISTED BUILDING CONSENT

James Rendell
Orchard House
115 Main Street
St Bees
CA27 0AA

APPLICATION No: 4/21/2446/0L1

LISTED BUILDING CONSENT TO REMOVE CONCRETE BASE FROM FRONT OF HOUSE AND REPLACE WITH GRAVEL; INSTALL CHANNEL DRAIN ADJACENT TO GABLE END WALL TO DIRECT SURFACE WATER RUN-OFF FROM BLOCK PAVING AWAY FROM THE HOUSE; INSTALL FRENCH DRAIN UNDER BLOCK PAVING AND UNDER DRIVEWAY TO DIRECT UNDERGROUND WATER AWAY FROM THE HOUSE TO A NEW SOAKAWAY; TREAT DINING ROOM METER CUPBOARD FOR WET ROT; REPLACE EXISTING VENT TO METER CUPBOARD IN DINING ROOM WITH NEW PASSYFIER VENT; INSTALL INTERNAL VENTILATION GRILL TO DINING ROOM METER CUPBOARD TO ENABLE AIR TO FLOW TO THE PASSYFIER VENT; LIME PLASTER INTERNAL SIDE OF EXTERIOR WALLS OF STUDY; REPAIR FIREPLACE & INSTALL WOOD BURNING STOVE IN STUDY.

ORCHARD HOUSE, 115 MAIN STREET, ST BEES

James Rendell

The above application dated 07/10/2021 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 must be carried out in accordance with them:-

- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 7th October 2021.
- Site Plan, Scale 1:200, received by the Local Planning Authority on the 7th October 2021.
- Eden Lime Insulation, received by the Local Planning Authority on the 7th October 2021.
- Passifyer Vent Details, received by the Local Planning Authority on the 7th October 2021.
- Design and Access Statement/Heritage Statement, received by the Local Planning Authority on the 7th October 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.

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



PP Pat Graham
Chief Executive

02nd December 2021

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 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.