

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

MAC Architects
Franklin House
4 Victoria Avenue
Harrogate
HG1 2EL
FAO: Mrs Victoria Harper

APPLICATION REFERENCE: 4/22/2450/0L1

**LISTED BUILDING CONSENT FOR VARIOUS RENOVATION AND ASSOCIATED WORKS,
INCLUDING REVISIONS TO OUTRIGGER ROOFS TO PREVENT WATER INGRESS, UPGRADE OF
CONCRETE FLOORS AND MISCELLANEOUS ANCILLARY WORKS
1-11 LONSDALE TERRACE, ST BEES**

Remarkable Property Developments

The above application dated 14/11/2022 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 retrospective dates and development shall be carried out in accordance with them:-

- Location Plan, Scale 1:1250, Drawing Number PO12, Rev A, received by the Local Planning Authority on the 14th November 2022.
- Gate Details as Proposed, Scale 1:500, Drawing Number P300.00.03, received by the Local Planning Authority on the 14th November 2022.
- Basement Plans as Proposed, Scale 1:100, Drawing Number P101.00, Rev A, received by the Local Planning Authority on the 14th November 2022.
- Ground and First Floor Plans as Proposed, Scale 1:100, Drawing Number P101.01, Rev B, received by the Local Planning Authority on the 14th November 2022.
- Elevations as Proposed, Scale 1:100, Drawing Number P201.02, Rev J, received by the Local Planning Authority on the 14th November 2022.
- Compartment Floor 1A and 1B, Job ID 2019.303, Scale 1:100, received by the Local Planning Authority on the 14th November 2022.
- Roof Detail Low Pitch, Scale 1:5, Job ID 2019:307, received by the Local Planning Authority on the 14th November 2022.
- Roof Detail Low Pitch, Scale 1:5, Job ID 2019:307, received by the Local Planning Authority on the 14th November 2022.
- Addendum to Design and Access Statement, Rev B, received by the Local Planning Authority on the 22nd December 2022.
- Bat Letter, received by the Local Planning Authority on the 14th November 2022.
- Britmet Insert – Lite Slate, received by the Local Planning Authority on the 17th November 2022.

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.

Other Conditions:

3. Red sandstone should be used when making good or carrying out alterations to any fireplaces made of red sandstone.

Reason

In the interest of protecting the heritage asset.

4. The development hereby approved must be completed in accordance with the approved documents:

- Addendum to Design and Access Statement, Rev B, received by the Local Planning Authority on the 22nd December 2022.
- Britmet Insert – Lite Slate, received by the Local Planning Authority on the 17th November 2022.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

Informative:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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



Nick Hayhurst
Head of Planning and Place

06th January 2023

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.