

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Name and Address of Applicant

**Mr Allen
Goadby Marwood Village Hall
Main Street
Goadby Marwood
Melton Mowbray
LE14 4LL**

Name and Address of Agent (if any)

**Mr Simon Middlecote
7 Mountsorrel Drive
West Bridgford
Nottingham
NG2 6LJ
United Kingdom**

Part 1 - Particulars of Application

Date of Application

14.12.22

Application No.

22/01314/LBC

Particulars and location of development:

Single storey side extension and internal alterations to existing building

Goadby Marwood Village Hall Main Street Goadby Marwood

Part II - Particulars of decision

In pursuance of its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Melton Borough Council grants listed building consent for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

1. The works to which this consent relates shall begin not later than the expiration of three years from the date of this consent.
2. The development hereby permitted shall be carried out in accordance with drawings numbered
Proposed Location & Site Plan (08)01A
Proposed Plans (08)02A
Proposed Section & Elevations (08)03A
Received by the Local Planning Authority 14.12.2022
3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details
4. A Sample panel of the new ironstone walling to be submitted or made available to the LPA prior to commencement of works - to include lime mortar finish and stone coursing to match the existing building.

The reasons for the conditions are:-

1. To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance.
4. To enable the Local Planning Authority to retain control over the external appearance and to ensure the materials are in accordance with Policy EN13 of the Melton Local Plan.

NOTES TO APPLICANT:-

Regulation 3(5) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 : summary of the reasons for granting Listed Building Consent.

1. Please be advised that you may require Building Regulations approval before work can commence. Please contact Building Control either via the online enquiry form found at www.lbcpl.co.uk or by email Building.control@blaby.gov.uk or by telephone; 0116 272 7533.
2. This decision has been reached taking into account the requirements of paragraph 38 of the National Planning Policy Framework 2021 in approaching decisions on proposed development in a positive and creative way. The Local Planning Authority has endeavoured to use the

full range of planning tools available to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area seeking to approve applications for sustainable development where possible.

Approved Plans

This permission authorises only the development shown on the approved plans. Any changes will require a further planning permission, without which they will be unauthorised and open to enforcement action to remedy the breach of planning control.



PP

L. Parker
Planning Development Manager

03.02.23

NOTES

- 1 It will be most helpful if the application number shown overleaf is quoted in all correspondence.
- 2 If the applicant is aggrieved by the decision of the Local Planning Authority to Grant Listed Building Consent subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 10 of the Planning (Listed Building and Conservation Areas) Act 1990 within 6 months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/01 Kite Wing Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN) The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development 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 as set out in Section 10 of the Planning (Listed Building and Conservation Areas) Act 1990, to the provisions of the development order and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him.
- 3 In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 4 This consent relates to planning control only and is without prejudice to any other statutory consents or approvals that may be required under the Building Regulations or under other enactments.
- 5 The obtaining of Listed Building Consent for the demolition of a Listed Building does not free the applicant from his duty to give specific notice of the intended demolition to the Local Planning Authority under Section 29 (3) of the Public Health Act 1961.
- 6 Attention is drawn to Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990 the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority or the Secretary of State for the Environment) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Saville Row, London W1, and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that it has completed its record of the building or that it does not wish to record it.
- 7 This consent does not grant or imply permission for any material change in the use of the building(s) to which it relates, nor the redevelopment of the site of the building(s) after its (their) demolition.