

Planning (Listed Building and Conservation Areas) Act 1990

## LISTED BUILDING CONSENT



### Applicant Name and Address

Mr & Mrs Needham  
Stretton Lodge  
Clipsham Road  
Stretton  
Rutland  
LE15 7QS

### Agent Name and Address

Ms Karen Mellor  
McCombie Smith Architects  
71 Main Street  
Greetham  
LE15 7NJ

Date of Validation  
14 August 2019

Application Number:  
2019/0884/LBA

PROPOSAL: Single storey garden room extension  
LOCATION: Stretton Lodge Clipsham Road Stretton Rutland LE15 7QS

**GRANT LISTED BUILDING CONSENT** in accordance with the application and plans submitted subject to the following conditions:

- 1 The works shall begin before the expiration of 3 years from the date of this consent.  
Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Drawing Number: 836/19/4A and the Aluminium Flush Casement System Window Details.  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Before the development hereby approved commences, large scale drawings showing details of the interface of the extension and the existing building shall be submitted and approved in writing by the local planning authority. The development shall be carried out in strict accordance with those approved details.  
Reason: To ensure the satisfactory preservation of the listed building.
- 4 Before the development hereby approved commences, a sample panel of proposed masonry showing coursing and proposed mortar mix for the extension shall be erected on site for inspection and approved in writing by a representative of the local planning authority. The development shall be carried out in strict accordance with those approved details.  
Reason: To ensure the satisfactory preservation of the listed building.
- 5 Before the roof lantern is inserted in the extension, 1:20 sample elevations and 1:1 joinery profile drawings fully detailing the new roof lantern to be used shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in accordance with the approved details.  
Reason: In the interests of preserving the historical significance of the building.

INFORMATIVES:

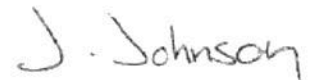
Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

The proposed extension is within 100m of a pond that has a high potential of supporting great crested newts (GCN). Provided some simple mitigation measures are in place the likelihood of GCN being impacted by the development is considered to be low. The measures to be followed should include:

- All materials to be stored off the ground (for example on pallets) to minimise the likelihood of GCN accessing them for refugia.
- All spoil/waste materials to be removed from site at the end of each working day (or stored in a skip).
- The site should be maintained as sub-optimal prior to the commencement of works.
- All involved in the construction should be aware of the possible presence of great crested newts, and know what they look like.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 8 October 2019



Proper Officer of the Council

## APPROVAL OF LISTED BUILDING CONSENT

### IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
  
2. **Appeals to the Secretary of State**
  - If you are aggrieved by the decision of your Local Planning to grant it subject to conditions, then you can appeal to the Secretary of State under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
  
  - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 . The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal – see <https://www.gov.uk/appeal-planning-decision>
  
  - Appeals must be made within **six** months from the date of this decision notice.
  
  - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
  
  - The notice of appeal may include as the ground, or one of the grounds, of the appeal, a claim that the building is not of Special Architectural or Historic Interest and ought to be removed from the statutory list compiled by the Secretary of State under the Act.
  
3. **Historic England (formerly known as English Heritage)**
  - The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 8) requires that owners of Listed Buildings must:
    - i) Give Historic England notice of works for the partial or total demolition for which listed building consent has been granted.
    - ii) Allow access to the building for Historic England so that it may, if it wishes, make a record of the building before work begins.
  
  - A Listed Building consent for works of partial or total demolition is not valid unless the above conditions have been complied with.
  
  - Historic England (East Midlands) can be contacted at 2nd Floor, Windsor House, Cliftonville, Northampton, NN1 5BE Tel: 01604 735460

4. This consent relates to Listed Building control only and is without prejudice to any other statutory consents or approvals that may be required under other enactments, for example under the Building Regulations.
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 Authority under Section 80 of the Building Act 1984.
6. This consent does not grant or imply permission for any material change in the use of the building(s) to which it relates, nor for the redevelopment of the site of the building(s) after its (their) demolition.