



Notice of Decision

Mr Stephen Hayward
15A Westgate
Southwell
NG25 0JN

Planning (Listed Buildings and Conservation Areas) Act 1990

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| Application for: | Listed Building Consent |
| Application No: | 23/02285/LBC |
| Applicant: | Mr Stephen Hayward |
| Agent: | |
| Proposal: | New dormers over existing window openings. Replacement of window to rear elevation with french doors and alteration/addition of ground floor windows on side elevation adjacent frontage |
| Site Address: | 15A Westgate Southwell NG25 0JN |

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **Grant Listed Building Consent** for the development described in the above application, subject to the following conditions.

Conditions:

01

The works hereby permitted shall not begin later than three years from the date of this consent.

Reason: In accordance with section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02

The works hereby permitted shall not be carried out except in complete accordance with the following approved plan references:

Site Location Plan 25-Sep-2023
Proposed Floor Plan 30.10.2023
Amended Proposed Plans and Elevations 30.10.2023

Reason: So as to define this consent.

03

The materials to be used in the construction of the altered dormer windows, french doors and windows (as altered and proposed) on the side elevation adjacent to the site frontage hereby permitted shall be in accordance with the additional details set out by the applicant in the emails received 02.02.2024 (received 14:37 and 13:22). Any replacement bricks shall match those used in the existing building in terms of type, colour and texture, size, profile and bonding pattern.

Reason: In order to safeguard the special architectural or historical appearance of the building.

Note to Applicant

01

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

The Listed Building Consent is granted in strict accordance with the approved plans and specifications contained in the application. It should however be noted that:

a) Any variation from the approved plans and specifications following commencement of the works, irrespective of the degree of variation, will constitute unauthorised works, would be a criminal offence and would be liable for enforcement action.

b) You or your agent or any other person responsible for implementing this consent should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter.

03

The applicant is advised that the proposed works may require approval under the Building Regulations. Any amendments to the hereby permitted scheme that may be necessary to comply with the Building Regulations must also be approved in writing by the Local Planning Authority in order that any planning implications arising from those amendments may be properly considered.

04

Any damage caused by or during the course of the carrying out of the works hereby permitted should be made good within 3 months after they are complete.

05

All new works unless specified on the approved plans and works of making good, whether internal or external, should be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

06

For the avoidance of doubt this consent should be read in conjunction with Planning Application 23/01700/HOUSE.

A copy of the decision notice and the officer/committee report are available to view on the Council's website.

A handwritten signature in black ink, appearing to be 'A. K.', located in the top left corner of the page.

Authorised Officer on behalf of Planning Development, Newark and Sherwood District Council

Date: 23 February 2024

Note: Attention is drawn to the attached notes.

Important note:

This permission refers only to that required under the town and country planning acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, including the passing of plans for the purpose of the building regulations which requires additional approval and a separate application must be submitted.

Approval of details (Reserved Matters): Applicants who receive an approval of details, known as “reserved matters”, under previous outline permission are reminded of the requirements as to commencement of the development within the time specified in the conditions attached to the outline permission and to ensure that any other conditions attached to that outline permission are complied with.

Discharge of Conditions: Please note the Discharge of Condition incurs a nationally set fee and the service normally has 8 weeks to respond to each request from date of receipt. Further details are available on our website at: <https://www.newark-sherwooddc.gov.uk/planningdecisions/>

Material samples:

Physical samples of materials for applications **should not** be submitted to the Council. Photographs, brochures/weblinks and detailed product specifications should provide sufficient detail for assessment by officers. If an actual sample is needed, your case officer will contact you to arrange how they wish to view it, this will normally be on site.

Appeals to the Department for Levelling Up, Housing and Communities: If you disagree with the decision of the Local Planning Authority to grant it subject to conditions, then you can appeal to the Planning Inspectorate. It is important to note that there are different time periods in which you can appeal from the date of this notice. Please note, if you seek an inquiry you are asked to give the Planning Inspectorate and local planning authority at least 10 days’ notice that you intend to submit an inquiry appeal. Further information is available on the Planning Inspectorates website at:

- For an appeal against a Householder application - <https://www.gov.uk/appeal-householder-planning-decision>
- For an appeal against a Full Planning application - <https://www.gov.uk/appeal-planning-decision>
- Customer support team by telephone 0303 444 5000

Minor Amendments (not applicable to Listed Building Consent): If you wish to make alterations to a scheme after it has been granted planning approval, some minor changes to approved plans can be dealt with under an amended plan procedure. If this is an option you wish to pursue, the relevant application forms entitled “Application for a non-material amendment following a grant of planning permission” should be completed and returned to us along with scaled plans showing the proposed amendments and a fee. You can submit (and view guidance) your applications online or alternatively, please telephone our Customer Services on 01636 650000 who can arrange for a set to be posted to you.

We will in most cases accept the following as minor amendments to previously approved plans:

- Reduction in the volume/size of the building/extension
- Reduction in the height of the building/extension
- Amendments to windows/doors/openings that will not have any impact on neighbouring properties

However, this advice is given on an informal basis only and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council. We consider the following to normally take a development beyond the scope of the permission and will therefore require a fresh application to be submitted:

- Significant increase in the volume of the building/extension
- Significant increase in the height of the building/extension
- Changes which would conflict with a condition on the original approval

- Additional and/or repositioned windows/doors/openings that will have an impact on neighbouring properties
- Changes which would alter the description of development from the original application
- Amendments that would warrant re-consultation either of neighbours, council departments or statutory bodies

Further details are available on our website at: <https://www.newark-sherwooddc.gov.uk/planningdecisions/>

Disposal of any building waste: If you are having any building or remedial work done on your home or constructing a new dwelling, you have a 'Duty of Care' to ensure your waste is disposed of properly. Any contractor you employ or even if you arrange to have any construction or demolition waste removed yourself, the person you give it to must be a registered waste carrier. You should ask to see their Waste Carriers Licence and obtain a receipt for any waste which is removed. To ensure they are registered, you can also check with the Environment Agency online or by telephoning 08708 506506.

Help to keep our District a cleaner and less polluted place.