



## Notice of Decision

AJA Ltd - Miss Claire Goldthorp  
 16-20 Bath Street  
 Nottingham  
 NG1 1DF

### Planning (Listed Buildings and Conservation Areas) Act 1990, Section 19

<b>Application for:</b>	Listed Building Consent
<b>Application No:</b>	24/02233/S19LBC
<b>Applicant:</b>	Mr & Mrs Ben And Sarah Brodie
<b>Agent:</b>	AJA Ltd - Miss Claire Goldthorp
<b>Proposal:</b>	Variation of conditions 2, 3 and 4 attached to listed building consent 22/01830/LBC to amend the approved plans
<b>Site Address:</b>	54 Westhorpe Southwell NG25 ONG

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

#### Conditions:

01

The works hereby permitted shall not begin later than three years from 16 February 2023.

Reason: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

02

The works hereby permitted shall be carried out only in accordance with the details and specifications included on the submitted application form and shown on the submitted drawings as listed below:

- o Location Plan, ref 8595-01-04 Rev B. Received 6th December 2022.
- o Proposed site plan, ref 8595-03-02 Rev G. Received 24th December 2024.
- o Proposed vehicle turning, ref 8595-03-04 Rev B. Received 24th December 2024.
- o Proposed Garden Wall details, ref 8595-03-05 Rev A. Received 14 April 2025
- o Proposed Ground floor plans Drg. No. 4164 03-16 Rev. B. Received 24th December 2024.
- o Proposed First floor plans - Drg. No. 4164 03-17 Rev. B. Received 24th December 2024.
- o Proposed Second floor plans - Drg. No. 4164 03-18 Rev B. Received 24th December 2024
- o Proposed elevations, ref 4164-03-03 Rev H. Received 7 February 2025.
- o Internal wall insulation -Drg. No. 4164 - 03-11 Rev. B - received 24th December 2024.
- o Demolition Plan - Drg. No. 8595-03-06 - received 19th December 2023
- o Internal and external windows and doors:
  - External windows and doors - Drg. No. 4164-03-08 Rev. C - received 24 April 2025.

- and Secondary Pilkington Glass approved under 24/00605/DISCON
- External doors - Drg. No. 4164-03-09 Rev. A received 24th December 2024.
- Internal doors - Drg. No. 4164 -03-07 - Rev. B - received 24th December 2024.

Reason: To ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application.

03

The works shall be undertaken in accordance with the approved details:

Window repair schedule - received 19th December 2023  
 Rainwater goods - Drg. No. 8595-03-12 received 19th December 2023  
 Under reference 23/02235/DISCON

Soil and vent pipes as approved Drg. No. 8595-03-11 received 28th March 2024  
 Extractor vents as approved Drg. No. 8595-03-12 Rev. A - received 28th March 2024  
 Under Reference 24/00592/DISCON

Reason: To preserve the special architectural and historic interest of the listed building

04

Before any bricks are laid, a brick sample panel, showing brick, bond, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Reason: To preserve the special architectural and historic interest of the listed building.

05

In relation to the proposed external joinery, trickle vents shall not be inserted into the windows and doors hereby granted consent.

Reason: To preserve the special architectural and historic interest of the listed building.

**Note to Applicant**

01

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

- a) You and 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, as any unauthorised works undertaken could constitute a criminal offence under the Planning (Listed Building and Conservation Areas) Act 1990 and could be liable for enforcement action.
- b) The owner and/or developer 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 and listed building implications arising from those amendments may be properly considered.

02

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. 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.

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



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

Date: 6 June 2025

**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 Ministry of Housing, Communities and Local Government: 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.