



Applicant:
Nasrat Nisa

Ref. No. DMOT/2025/1729
Made valid on: 24 December 2025

DECISION NOTICE

Description and location of proposal: The approval of details reserved by conditions 3 (precise specifications or samples of the walling and roofing materials), 4 (any new masonry (including mortar) or materials shall match the existing materials in colour and texture), 5 (samples or detailed specifications of all external materials), 6 (New materials required for rebuild or repair to the Listed Building shall match the existing adjacent in respect of dimensions, colour, texture, face bond, and pointing), 7 (sample panel(s) of all new facing work shall be provided on site showing the proposed - types, sizes, colour, texture face-bond pointing mortar mix, joint thickness and finish profile), 8 (method and extent of repointing), 9, (second-hand/salvaged materials), 10 (roofing sample panel), 11 (details of the treatment of verges and eaves), 12 (ventilation), 13 (roof lights), 14 (roof lights), 15 (rainwater goods), 16 (masonry cleaning), 17 (details of mortar mix), 18 (re-pointing mortar), 19 (windows and doors), 20 (trickle vents), 21 (historic hidden features), 22 (internal insulation, plastering, flooring or damp proofing measures) and 23 (match the original works) in relation to Listed Building Consent DMPA/2025/1043 at Old Hall Farm, Twyford Road, Twyford, Barrow-on-Trent, Derby, DE73 7GA

Decision made: In exercise of its powers as the Local Planning Authority under the Town and Country Planning Act 1990 and related subordinate legislation, South Derbyshire District Council hereby gives notice that the following plans/drawings/documents are hereby **Approved**:

Jenny Blair

Authorised Officer of the Council

Date: 25 March 2026

Conditions:

- 3 - Precise specifications or samples of the walling and roofing materials
- 4 - Any new masonry (including mortar) or materials to match existing (FOR COMPLIANCE ONLY)
- 5 - Samples or detailed specifications of all external materials
- 6 - New materials required for rebuild or repair to the Listed Building to match the existing (FOR COMPLIANCE ONLY)
- 7 - Sample panel(s) of all new facing work
- 8 - Method and extent of repointing
- 9 - Second-hand/salvaged materials (FOR COMPLIANCE ONLY)
- 10 - Roofing sample panel
- 11 - Details of the treatment of verges and eaves
- 12 - Ventilation (FOR COMPLIANCE ONLY)
- 13 - Detailed specification of roof lights
- 14 - Roof lights to be flush fitting (FOR COMPLIANCE ONLY)
- 15 - Details of rainwater goods
- 16 - Details of masonry cleaning
- 17 - Details of mortar for re-pointing
- 18 - Re-pointing mortar (FOR COMPLIANCE ONLY)
- 19 - Details of windows and doors
- 20 - Trickle vents (FOR COMPLIANCE ONLY)
- 21 - Historic hidden features (FOR COMPLIANCE ONLY)
- 22 - Details of internal insulation, plastering , flooring or damp proofing measures
- 23 - Works of making good (FOR COMPLIANCE ONLY)

Supporting information received 22nd December 2025, 12th, 13th, 16th, 19th January 2026, 10th, 11th, 12th, 13th, 27th February 2026, 10th, 19th and 20th March 2026.

You are advised of the following matters:

- a. This approval relates to the prior approval requirements of the aforementioned conditions. It does not discharge any requirements specified in the condition(s) which require subsequent compliance with the approved plans/documents/details or timing thereof, nor does it infer approval of details submitted pursuant to other conditions subject of the same or a concurrent application where no decision has yet been made.

Right of appeal to the Secretary of State: if you are aggrieved by the decision of the Local Planning Authority to refuse permission, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but 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 using a form which you can get online at www.gov.uk/planning-inspectorate or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State. Further details can be found online at www.gov.uk/planning-inspectorate.

Enquiries: Any correspondence or enquiries concerning this decision should be sent to planning@southderbyshire.gov.uk quoting the above reference number.