



South Derbyshire District Council

Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH
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www.planning.south-derbys.gov.uk/

Mr Michael Congreve
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79 High Street
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DE65 6GF

Applicant:

Mr P Hammond
Milton Grange Main Street
Milton
Derby
DE65 6EF

Reg. No. 9/2017/0241

Local Government Act 1972

Planning (Listed Buildings and Conservation Areas) Act 1990

GRANT OF LISTED BUILDING CONSENT

In exercise of its powers as the Local Planning Authority under the above Acts and related subordinate legislation, the Council hereby gives notice that your application for **LISTED BUILDING CONSENT FOR THE REMOVAL OF EXISTING GATES AND THE CREATION OF NEW VEHICLE AND PEDESTRIAN GATES WITH BRICK PIERS AT 2 MILTON GRANGE MAIN STREET MILTON DERBY** as shown on the deposited plans and described in the application form received 07/03/2017 is hereby GRANTED, subject to the following conditions:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.
Reason: To conform with Section 18(1) of the Planning and Listed Buildings and Conservation Area Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. All external materials used in the development to which this permission relates shall match those used in the existing boundary wall in colour, coursing and texture unless prior to their incorporation into the development hereby approved, alternative details have been first submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the appearance of the existing building and the locality generally.
3. The gates hereby approved shall be in timber and painted to match the existing timber gates in the internal courtyard. The gates shall be painted within three months of the date of completion of the development unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the appearance of the building and the character of the area. The use of stain as stated in the application form is not acceptable.

4. Pointing of the gate piers shall be carried out using a lime mortar no stronger than 1:1:6 (cement:lime:yellow sand). The finished joint shall be slightly recessed with a brushed finish.

Reason: In the interests of the appearance of the building.

Informatives: You are advised:

In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through quickly determining the application. As such it is considered that the Local Planning Authority has implemented the requirement set out in paragraphs 186 and 187 of the National Planning Policy Framework.

Authorised Officer of the Council

Date: 02/05/2017

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES



NOTES (Grant of Listed Building Consent)

1. **WARNING;** This is a planning decision notice. It conveys no approval under any other legislation and does not override or supersede or negate that legislation or the need to comply with restrictive covenants under the Civil Law. In particular the necessary approval under the Building Regulations and the Public Health Acts must be obtained before the carrying out of building works. Where the highway, including pavement crossing, is to be altered, the Local highway Authority (01629 58000) should be consulted for its requirements.
2. **APPEALS:** If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to any conditions which you find unacceptable, you may appeal to the Department of Communities and Local Government in accordance with Section 20 of the Town and Country Planning Act 1990, within six months of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, room 3/15A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs

If as owner of the land you believe that the refusal of permission or approval subject to an unacceptable condition causes the land to become incapable of beneficial use in its existing state and it cannot be made capable of beneficial use by carrying out any development which has, or would be permitted, you may serve on the Council a listed building purchase notice requiring that the Council purchases your interest in the land., in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. **BREACH OF CONDITIONS:** Once the permission has been implemented, carrying on the development in breach of any of the conditions imposed on it becomes a prosecutable offence. Therefore you are advised to take careful note of each condition with a view to compliance.
4. **INACCURATE PLANS:** If the submitted plans or other information contained in the application referred to in this Notice prove to be inaccurate, the development could be rendered impracticable and any permission granted be made invalid. A further application will be required.
5. **CHANGES IN INTENTION:** Any intended variation from the approved plans should be notified to the Council well in advance: a further permission, approval or consent may be necessary. Unauthorised variations may result in enforcement proceedings.
6. **FURTHER INFORMATION:** If you have any questions about this notice, please contact Development Management, direct Dial (01283) 228706 of The Planning Services Department, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.