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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2021/0033**) which was valid on the 11 January 2021 for permission for **Main entrance extension to Mugginton Primary School at Mugginton CE Voluntary Controlled Primary School Church Lane Mugginton**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in accordance with the details and specifications shown on amended drawing 0050 Rev P03 received on 27.04.2021.

Date : 11 June 2021

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Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

3. The development shall be carried out in strict accordance with the mitigation measures outlined in section 6.3 of the Bat Roost Appraisal prepared by Baker Consultants dated November 2020.

   Reason: To secure a net gain for biodiversity and protect the bats within the site in accordance with Policy EN13 of the Adopted Amber Valley Borough Local Plan 2006.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details and/or samples of the materials and finishes to be used for the external elevations and roof of the proposal, and the development shall be carried out with those materials.

   Reason: To ensure the satisfactory appearance of the completed development in accordance with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

5. All mortar joints shall be less than 10mm joints to brickwork.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area in accordance with policies LS3, EN24/EN27 of the Adopted Amber Valley Borough Local Plan 2006.

6. Notwithstanding the submitted details for the barge boards, full details of the decorative barge boards and finials shall be submitted to and approved by the Local Planning Authority before installation.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building/Conservation Area in accordance with policies LS3, EN24/EN27 of the Adopted Amber Valley Borough Local Plan 2006.

7. Notwithstanding the submitted details for the east elevation new gable window, full details of the window including the sizes and paint finish shall be submitted to and approved by the Local Planning Authority before installation of the window.

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Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building/Conservation Area in accordance with policies LS3, EN24/EN27 of the Adopted Amber Valley Borough Local Plan 2006.

8. Full details of the new railings to the front entrance shall be submitted and agreed in writing with the Local Planning Authority prior to installation, and shall be installed as per the agreement.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building/Conservation Area in accordance with policies LS3, EN24/EN27 of the Adopted Amber Valley Borough Local Plan 2006.

9. For the avoidance of doubt, the eaves detail shall match the existing and the gutters and downpipes are to be metal as per the existing.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building/Conservation Area in accordance with policies LS3, EN24/EN27 of the Adopted Amber Valley Borough Local Plan 2006.

10. The east elevation potential stone date lintel shall be preserved within the school.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building/Conservation Area in accordance with policies LS3, EN24/EN27 of the Adopted Amber Valley Borough Local Plan 2006.

Notes

Attention is drawn to the attached notes:

1 The applicant is advised that no part of the extension, including the foundations, cills, opening windows, rainwater goods, etc, shall protrude into or over the adjacent adopted highway.

2 For clarification the brick work must be a very close match to the existing brickwork

The use of natural slate roof covering should be the fish-scale profiled slates to match the original building.

Date : 11 June 2021 Signed

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3 For clarification the decorative bargeboards and finials should be exact copy of the originals including size and thickness and paint colour

4 For clarification the new painted timber gable window pattern shall have exactly matching frame sections, in size and profile, for the mullions and transoms of the sub frame, the frames and glazing bars of the opening casements, including opening operations, which are centre-pivoted in the upper lights and either fixed or side opening casements in the lower lights.

Any double glazing should be slimline and should not noticeable alter the framing sizes.

5 The applicant is advised that the main entrance should maintain a consistency of opening details, by either bullnosed- or canted standard special bricks.

6 The internalised east windows in the reception and corridor, should show the brickwork exposed

7 The applicant is advised that some of the existing internalised entrance opening, in the north wall should be retained.

8 The applicant is advised that the gothic/Tudor-styled panelled doors should be retained on site and used elsewhere in the building.

9 The applicant is advised that the railings should be high quality design

Reasons for Granting Permission

In granting permission for this development the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and the saved policies of the Adopted Amber Valley Borough Local Plan 2006:

LS3 - Design
EN24 - Listed Buildings
EN27 - Conservation Areas
EN30 - Scheduled Ancient Monuments
TP1 - Impact on the Transport Network

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In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, character and design, landscape or heritage features and highway safety.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 38 of the NPPF the local planning authority has approached the decision making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

Date : 11 June 2021

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.nationalgrid.com**
3. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
4. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
5. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
6. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN
   (Tel. No. 0117 372 8000) www.planning-inspectorate.gov.uk

7. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
8. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
9. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
10. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
11. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**

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