Julian Townsend
Executive Director (Operations)
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Fax: 01773 841523
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr P Milner
1-3 Greenhill
Wirksworth, Matlock
DE4 4EN
Derbyshire

Mr James Boon
Cromford Creative
Cromford Mills
Mill Lane
Cromford, Matlock
DE4 3RQ
United Kingdom

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 the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2020/1247**) which was valid on the 11 January 2021 for permission for **Listed Building Consent for conversion of former train station into offices including re-roofing, renovation works, internal alterations and improvements to entrance driveway. at Wingfield Station Holme Lane Oakerthorpe**

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 works for which this consent is granted shall be begun before the expiration of three years from the date of this consent.

   Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details contained in the submitted plans listed below and with the conditions attached to this consent:

Date :

Signed:

Julian Townsend
Executive Director (Operations)

Proposed Elevations Sheet 2 of 3 - drg (08)14 Rev D dated Oct 2020 received 13th September 2021
Proposed Roof Plan - drg (08)17 Rev D dated Oct 2020 received 13th September 2021
Proposed Eaves Details - drg (08)19 Rev D dated Oct 2020 received 13th September 2021
Proposed Parcel Shed details - drg (08)21 Rev C dated Oct 2020 received 13th September 2021
Proposed Site Plan - drg (08)11 Rev B dated October 2020
Proposed Elevations Sheet 1 of 3 - drg (08)13 Rev C dated October 2020
Proposed Elevations Sheet 3 of 3 - drg (08)15 Rev C dated October 2020
Proposed Sections - drg (08)16 Rev C dated October 2020
Proposed Reflected Ceiling Plan - drg 08(18) Rev C dated October 2020
Proposed Site Section - drg (08)20 Rev C dated October 2020
Proposed Layout - drg (08)12 Rev B dated October 2020
Site Location Plan - drg (08)01 Rev A dated October 2020

Reason: In order to define the permission.

STATION BUILDING CONDITIONS

3. Prior to any works to the repair of the lime-plaster cornices, which shall be repaired in-situ and any losses made with matching sections, full details of the proposed works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

   Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

4. Prior to any works to the lath and plaster ceilings, full details of the proposed repair and reinstatement works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the repair and reinstatement works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Date :

Signed



Julian Townsend
Executive Director (Operations)

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

5. Prior to any works taking place to the restoration of all internal joinery, including doors, door frames, skirtings, timber dado panels, and the wood-grained decorative finishes proposed to the whole interior, precise details of the proposed works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

   Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

6. Prior to any works taking place to the restoration of the central front entrance door and door frame, including margin light upper glazing to match the platform doors, full details of the proposed works to include drawings at 1:10 scale and full-size sections of glazing bar and panel mouldings shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

   Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

7. Prior to any works to the platform doors, full details of the proposed works, to include re-using existing doors wherever possible or identical doors where not, shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

   Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

Date :

Signed



Julian Townsend
Executive Director (Operations)

8. Prior to any works to the repair and retention in-situ of the six-panel door to the Porter's room, full details of the proposed works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works the porters room door shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

   Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

9. Prior to any works to repair the inward opening French windows with margin light glazing, full details of the proposed works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

   Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

10. Prior to any works to the two zig zag windows to the two W.C's including the gauze screens, full details shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

11. Prior to any works to replace missing sections of the window architrave, lining, panelled apron and timber skirting to the Ladies Waiting Room, full details of the proposed works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works to the Ladies Waiting Room shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Date :

Signed

Julian Townsend
Executive Director (Operations)

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

12. Prior to any works to replace missing sections of lining and panelled apron to the Ticket Office window, full details of the proposed works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works to the ticket office window shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

13. Prior to any works to reinstate missing sections of the dado panel lining to the Booking Hall, Ticket Office, Porter's Room, Room 2, Room 5 (inside wall), Room 6 (inside wall), to replicate the existing details of flush-bead mouldings, full details of the proposed works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

14. Prior to any works to the removal of gypsum plaster, the repair of lime-plaster walls and re-plaster walls where necessary in lime-plaster, including to the archway of the Booking Hall, full details of the proposed re-plaster works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed re-plaster works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

Date :

Signed



Julian Townsend
Executive Director (Operations)

15. Prior to any works to replace the concrete floor slab with limecrete (sublime) or a similar poured floor with glass foam, full details of the proposed works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed replacement floor slab shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

16. Prior to any works to external stone repairs of the station, full details of the proposed stone repairs to include stone type and finish shall first be submitted to and approved in writing by the Local Planning Authority. Once agreed the stone repairs shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

17. Prior to any works for external re-pointing, including mortar-mix, joint profile and finished texture to the station, full details of the proposed works shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the re-pointing shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

18. Prior to any works to the high-level eaves and dentil brackets with the authentic rainwater goods and downpipes, full details of the proposed restoration works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the restoration of the high-level eaves and dentil brackets shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Date :

Signed



Julian Townsend
Executive Director (Operations)

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

19. Prior to any restoration works to the low-level lath and render soffit panels to the eaves, full details of the proposed restoration works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the restoration works to the low-level lath and render soffit panels to the eaves shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

20. Prior to any repair works taking place to the chimney stacks and pots, full details of the proposed repair works shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the proposed repair works to the chimney stacks and pots shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

21. Prior to installation of a new clock face to the trackside elevation, full details shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the clock face shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

22. Prior to installation, full details of all new six panel doors, plain linings, frames and architraves to all internal doorways, including wood-grain paint finish to match the original Francis Thompson scheme and ironmongery, shall be first submitted to and

Date :

Signed



Julian Townsend
Executive Director (Operations)

approved in writing by the Local Planning Authority. Once agreed the new six panel doors shall be installed fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

23. Notwithstanding the submitted details, but informed by evidence in the submitted Conservation Plan, prior to any internal or external decoration a full scheme of internal and external decoration shall be submitted to and agreed in writing by the Local Planning. Once agreed the internal and external decoration shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

24. Prior to commencement of works to the roof of the station and following further investigation, details of the final source of the graduated natural slate, shall be submitted to and approved in writing by the Local Planning Authority. One agreed the roof covering works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

25. Prior to installation, full details of the secondary external glazing to the trackside central tri-partite window to the Booking Hall, including scaled drawings of the proposed method of fixing of its framework to the stonework reveals, shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the secondary external glazing shall be installed fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Date :

Signed



Julian Townsend
Executive Director (Operations)

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

26. Prior to any works to the adaptation of the side-lights to trackside central tri-partite window to the Booking Hall, a method statement for the proposed adaptation works, to include full size sections of the altered windows and the proposed method of fixing the framework to the stonework, shall be first submitted to and approved in writing by the Local Planning Authority. The adaption works shall then proceed fully in accordance with the approved method statement and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

27. Prior to installation, full details of the internal secondary glazing to room spaces 06 and 09, including full size sections of the frame and its location within the masonry reveals, shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the internal secondary glazing shall be installed fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

PARCEL SHED CONDITIONS

28. Prior to commencement of works to the roof of the parcel shed and following further investigation, details of the final source of the graduated natural slate, shall be submitted to and approved in writing by the Local Planning Authority. One agreed the roof covering works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

Date :

Signed



Julian Townsend
Executive Director (Operations)

29. Prior to any works to the eaves detail of the parcel shed, full details of the proposed works including cast-iron gutters and swan necked cast iron downpipes, with the gutter omitted to the trackside elevation, shall be first submitted to and approved in writing by the Local Planning Authority. One agreed the eaves detail shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

30. Prior to installation, full details of the external secondary glazing to the trackside double doors of the parcel shed, including scaled drawings of the proposed method for fixing of its framework to the stonework reveals, shall be first submitted to and approved in writing by the Local Planning Authority. One agreed the trackside external glazing shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

31. Notwithstanding the submitted details, prior to installation of the glazed entrance doors to the parcel shed facing the forecourt to the East, further large scaled drawings at 1:10 or 1:20 of the glazed entrance doors shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the glazed entrance doors shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

32. Prior to any works proposed in connection with the existing double panelled doors to the forecourt on the east elevation of the parcel shed, full details of the works, including confirmation of its wood-grain finish, shall be first submitted to and approved

Date :

Signed



Julian Townsend
Executive Director (Operations)

in writing by the Local Planning Authority. Once agreed the works shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

33. Prior to installation, full details of the swing/demountable panel in the new W.C. to allow access to the trackside doors and for cleaning of secondary glazing, shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the swing/demountable panel shall be installed fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

34. Prior to any works to external stone repairs of the parcel shed, full details of the proposed stone repairs to include stone type and surface finish shall first be submitted to and approved in writing by the Local Planning Authority. Once agreed the stone repairs shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

35. Prior to any works for external re-pointing, including mortar-mix, joint profile and finished texture to the parcel shed, full details of the proposed re-pointing shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the re-pointing shall be undertaken fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

Date :

Signed



Julian Townsend
Executive Director (Operations)

36. Prior to installation, full details of the new conservation rooflight to the south roof slope of the parcel shed shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the rooflight shall be installed fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

37. Prior to installation of the internal dry lining to the north wall of the parcel shed, full details of the lining, to include finish and colour, shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the dry lining shall be installed fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

38. Prior to installation of the underdrawn and insulated lining to the soffit of rafters, precise details including finish and colour, shall be first submitted to and approved in writing by the Local Planning Authority. Once agreed the underdrawn and insulated lining shall be installed fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

    Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

CONDITION FOR STATION AND PARCEL SHED

39. Prior to installation, full details of the final design of the boundary fencing and new timber gate to the trackside boundary of the station and parcel shed, including the panel construction, support structure, height and panel length, finish and colour shall be first submitted to and approved in writing by the Local Planning Authority. Once

Date :

Signed



Julian Townsend
Executive Director (Operations)

agreed the fencing and gate shall be installed fully in accordance with the approved details and be maintained in perpetuity for the life of the development.

Reason: In the interests of preserving the historic fabric and character of the Listed Building, as required by Policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

Notes
Attention is drawn to the attached notes:

Date :

Signed



Julian Townsend
Executive Director (Operations)

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, the Regional Plan, and the saved policies of the Adopted Amber Valley Borough Local Plan 2006:

EN24 - Listed Buildings

In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the protection and enhancement of features at the site of architectural and historic importance.

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 :

Signed



Julian Townsend
Executive Director (Operations)

NOTES

1. **If the applicant is aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.**
   If the decision relates to a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
   In all other circumstances an appeal should be made within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use 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.

   If this decision relates to the same, or substantially the same, land and development that is already the subject of an enforcement notice, if you want to appeal against the local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

2. **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.**
3. **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.**
4. **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.**
5. **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

6. **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.**
7. **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.**
8. **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".**
9. **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.

10. **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.**