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TOWN AND COUNTRY PLANNING ACT 1990

(PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) 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/2020/1171**) which was valid on the 18 December 2020 for permission for **Listed building consent to repair and rebuild of existing internal structure and partition walls. Water damage caused partial destruction to the existing thus strip out and repair/rebuild is necessary to preserve the internal structure. Addition of an extension and garage at Whitehouse Farm New Road Ireton Wood**

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 hereby permitted shall be carried out only in accordance with the details and specifications shown on the submitted drawings reference 1160-006 Rev

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L, 1160-008, and 1160-014 and amended drawings 1160-019 Rev B, 1160-210 rev D and WFB 03 Rev A received on 29.07.2021

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy H12 of the Adopted Amber Valley Borough Local Plan 2006.

3. The development hereby permitted shall be carried out in strict accordance with the Smith and Roper Philosophy of Repair, February 2020, 'Existing Condition & Repair Philosophy, Revision B, Proposed House Renovation.

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

4. Full details of the physical connection between the roof of the proposed glazed courtyard and the north and east walls of the existing farmhouse, shall be submitted and agreed in writing with the Local Planning Authority prior to construction. The development shall be undertaken in accordance with the approved details.

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

5. Full details of the new traditional, six-panelled hardwood door and frame (opening GD1) to Room G1 (Front Entrance Hall), shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

6. Full details of the proposed remedial works to the existing structural first floor beam to Room G2 (Sitting Room), as recommended following further assessment of its structural integrity and specialist timber report, shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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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 in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

7. Full details of the new vertical hardwood plank door and frame (opening GD2) to Room G5, shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

8. Full details of new door to proposed altered window opening, GW3, and new door to proposed altered window opening, GW4 shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

9. Full details of any reinstatement of the missing stone mullion (opening GW6), shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

10. Full details of junctions with wood fibre internal wall insulation system (vapour permeable) and applied with lime plaster, to be finished with a natural breathable paint shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

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11. Full details of the proposed unblocked window frame to the north wall of Room G5, shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

12. Full details of the extent of further plaster removal to Room F1 (Staircase, Landing & Half Landing), and Room F2 (Bedroom 1/Proposed Bedroom 2)shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

13. Full details of the extent of floorboard replacement to Room F3 (Bedroom 2/Proposed Study and New Corridor to Attic Access) and Room F4 (Bathroom/Proposed Bathroom), shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

14. Notwithstanding the submitted information, full details of the replacement modern window frame, (opening FW5) in Room F5 (Bedroom 3), shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

15. Full details of the replacement window frame (opening FW6) in Room F5 (Bedroom 3), shall be submitted and agreed in writing by the Local Planning Authority prior to

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installation. The development shall be undertaken in accordance with the approved details.

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

16. Full details of replacement internal joinery, including skirtings, doors, door linings, architraves, window reveal linings, internal shutters, etc., shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

17. Full details of any additional proprietary air vents to be fitted at eaves and/or within the roof covering shall be submitted and agreed in writing with the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved details.

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

Notes

Attention is drawn to the attached notes:

1 The applicant is advised that should the main first floor beam, in the ceiling of Room G2, need to be replaced, and cannot be retained following treatment for decay, it shall be replaced on a like-for-like basis, in terms of timber species, overall dimensions and profile, including rebates for traditional connections with the replacement first floor joists, which shall be on a like-for-like-basis, as informed by the detail of the joist socket evidence;

2 The applicant is advised that the missing joists in Room G2 shall be replaced on a like-for-like basis, in terms of their cross-sectional size, proportion and connection with the structural timber beam;

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3 The applicant is advised that following any structural assessment, subsequent to determination of this application, any recommended remedial action not included in the Philosophy of Repair or specific conditions, shall be submitted and agreed in writing with the Local Planning Authority

4 The applicant is advised that following any timber condition survey, subsequent to determination of this application, any recommended remedial action not included in the Philosophy of Repair or specific conditions, shall be submitted and agreed in writing with the Local Planning Authority

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:

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.

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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.**