Simon Gladwin
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 N Siner
Hall Farm, Flagshaw Lane
Kirk Langley
Ashbourne
DE6 4NH

Chloe Granger
Crosby Granger Architects
The Fellside Centre
Low Fellside
Kendal
LA9 4NH

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/2021/0154**) which was valid on the 1 March 2021 for permission for **Listed building consent for internal alterations to north single storey extension to form new entrance lobby. Two new door openings on the south facing elevation and replacement of existing modern garage door with a window opening to the north. Full re roof of the property. Full repointing of all elevations in non-hydraulic lime mortar, isolated chimney re-building, repair brick copings, replacement like for-like cast-iron guttering and the lowering of encroaching external ground levels at Hall Farm Flagshaw Lane Kirk Langley**

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 information and drawings listed below:

Date : 14 July 2022

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- Location and Site Plan drawing no. 206(00)001;
- Ground floor layout received by email on 23 May 2022;
- First floor layout received by email on 23 May 2022;
- Second Floor layout received by email on 23 May 2022;
- Roof plan received by email on 23 May 2022;
- Basement plan received by email on 23 May 2022;
- Elevation 1 received by email on 23 May 2022;
- Elevation 2 received by email on 23 May 2022;
- Elevation 3 received by email on 23 May 2022; and,
- Elevation 4 received by email on 23 May 2022.

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

3. Precise details of the extent and method of repairs to the structural timbers shall be submitted to and agreed in writing by the Local Planning Authority before the timber repair works commence. The works shall be carried out in accordance with the agreed 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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

4. Precise details of the roof insulation and ventilation measures at eaves and ridges shall be submitted to and agreed in writing by the Local Planning Authority before installation. The works shall be carried out in accordance with the agreed 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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

5. Prior to use of any mortar on the building, full details of the proposed lime mortar mix shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be carried out in accordance with the agreed 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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

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6. Prior to any works commencing on the pointing, the method of the mortar pointing, including a sample, shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be carried out in accordance with the agreed 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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

7. Prior to any brick work repairs being undertaken, samples of supplementary bricks shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out using only the agreed bricks.

   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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

8. Prior to any works taking place to the chimney stacks and pots, details of any works to the chimney stacks and pots, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out using only the agreed bricks.

   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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

9. Prior to any works taking place to the garden wall, details of any works to the garden wall, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only with the agreed 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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

10. Prior to any works taking place to the fireplaces, details of any repair works to the fireplaces, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out using only with the agreed 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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

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11. Prior to the removal of any internal doors granted as part of this application, a schedule of the internal doors, including their significance, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed schedule.

    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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

12. Notwithstanding the hereby approved plans and prior to installation, precise details of the replacement guttering and downpipes shall be submitted to and agreed in writing with the Local Planning Authority prior to installation. The works shall be carried out in accordance with the agreed 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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

13. The hereby approved rooflights shall be conservation style rooflights, located within the rafters and not project above the roof line

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

14. Full details of the replacement windows proposed for each opening, shall be submitted to and agreed in writing with the Local Planning Authority prior to installation. The works shall be carried out in accordance with the agreed 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 saved policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

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Notes

Attention is drawn to the attached notes:

1 With regards to condition 14, the Conservation Officer has advised that double glazed units would be acceptable in principle, providing the frames are no larger than traditional framing sizes (including glazing bars) and slimline glazing may be required for some of the smaller windows

Reasons for 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 relevant Neighbourhood Plans, and saved policies of the Adopted Amber Valley Borough Local Plan 2006;

EN24 - Listed Buildings

In detail:

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.

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.

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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 twelve weeks 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. **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.