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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/2022/0714**) which was valid on the 18 August 2022 for permission for **Listed Building Consent for conversion of outbuilding to dwelling and demolition of building at Park Farm Park Hall Lane Mapperley**

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.

3. The level of rebuilding shall only be as described in the application documents, namely the re-building of the north elevation, east gable and part of the west gable, with the incorporation of new openings. Any additional re-building of other areas of external brickwork, shall be submitted and agreed in writing by the Local Planning Authority. This permission does not provide for underpinning of any of the structures.

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Reason: For the avoidance of doubt and to ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

4. Notwithstanding the submitted drawings, the large new opening in the north elevation (lounge), shall be taken up to eaves level.

   Reason: To avoid the introduction of a domestic character to these agricultural buildings and to ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

5. There shall be no replacement of ground floor slabs unless where necessary, as shall be agreed first in writing by the Local Planning Authority. Any agreed replacement ground floor slabs shall be undertaken without underpinning works or re-building of the external wall.

   Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

6. Full details of any required upgrading, or addition, to any of the existing structural elements, shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

   Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

7. Prior to commencement of development, a sample of the proposed plain clay tile roof covering, shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved tile.

   Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

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8. The verge details for all gables situations, including the re-building of the east and west gables to the north range, shall be flush.

   Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

9. Prior to commencement of development precise details of the new timber external doors and door frames, including 1:10 scale elevations and full size frame details, finishes and finished colour shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

   Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

9. Prior to commencement of development precise details of the new timber window frames, including 1:10 scale elevations and full size frame details, finishes and finished colour shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

   Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

10. Prior to commencement of development precise details of the new timber infill to existing doorways, including 1:10 scale elevations and full -size frame details, finishes and finished colour shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

11. Prior to commencement of development precise details of the 3No flush, conservation roof lights, which shall be of traditional materials and construction, shall be submitted

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and agreed in writing with the Local Planning Authority. The development shall accord fully with any approved details.

Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

Notes

Attention is drawn to the attached notes:

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;

EN23 - Listed Buildings
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 location of the site, privacy, amenity, character and design, landscape or heritage features and highway safety.

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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.