Simon Gladwin
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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/2022/0469**) which was valid on the 23 May 2022 for permission for **Listed building consent for single storey extension and internal alterations at 47 Sunny Hill Milford Belper**

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 and documents listed below:

   Amended Proposed Layout Plans (drawing number 002 Rev B) received on 24th April 2023
   Amended Proposed Elevations (drawing number 003 Rev B) received 12th April 2023
   Heritage Statement received on 23rd May 2022

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Reason: In order to define the permission.

3. Prior to works commencing to the elevations, full details of the proposed projecting eaves detail, its junction with the 'sedum' roof edge, any rain water disposal system and the wall glazing system, at a minimum scale of 1:20, shall be submitted and agreed in writing by the Local Planning Authority and 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

4. Prior to the commencements of works to the elevations, full details of the stone plinth/integral seat to the south and east windows to the proposed extension, including stone type, block size, course depth, surface texture (which shall in be dressed), shall be submitted and agreed in writing with the Local Planning Authority and 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

5. Prior to the commencement of works to the west retaining structure, full details of the stone guard wall, to the west retaining wall structure, shall be submitted and agreed in writing with the Local Planning Authority. These shall be natural stone copings to match existing, in all respects, as stated in Design & Access Statement. 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

6. Prior to the installation of the windows and doors, full details of the aluminium framed windows and doors to the proposed extension, including frameless corner detail and finished colour 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

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7. Prior to the installation of the cladding, full details of the vertical timber cladding, including timber type, profile, joint detail, board width, fixings and finished colour, shall be submitted and agreed in writing with the Local Planning Authority and 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

8. Prior to the commencement of works to the walls, full details of the proposed fixing connection of the new extension walls to the external walls of the host building, shall be submitted and agreed in writing with the Local Planning Authority (this shall be reversible, with no chasing out to the external faces of the stonework). 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

9. Flashings to the extension roof shall utilise existing joints in the stonework, with no chasing out to the external faces of the stone blocks. 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

10. Prior to the commencement of works for the garden store, details of the finish to the external cladding shall be submitted and agreed in writing with the Local Planning Authority and 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

11. Prior to the commencement of works to the bathroom floor, full details of the proposed raised floor to the bathroom, including any skirtings or coving, shall be submitted and agreed in writing with the Local Planning Authority and the works shall then be carried out in accordance with the agreed 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.

12. The portion of the existing south gable (dining) and west (breakfast, utility boots) stone wall, which will be internalised by the addition of the proposed extension, shall not be rendered or covered with any material that would require a positive fixing to the stonework or not be reversible.

    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. Prior to the commencement of works to the wall reinstatement of the ground floor, details of the wall reinstatement to the ground floor, between the sitting room and snug, including any skirtings or covings, shall be submitted and agreed in writing with the Local Planning Authority. The works shall then 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 policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

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;

EN24 - Listed Buildings

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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 privacy, amenity, sunlight/daylight, 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.

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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.