

Cornwall Council

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Application number: PA11/00703

Applicant: Mr N Buckland
Ditcen Farm
Boyton
Launceston
PL15 9RN

Planning (Listed Building and Conservation Areas) Act 1990

Grant of Listed Building Consent

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 25 January 2011 and accompanying plan(s):

Description of Development:	Application for Listed Building Consent for alterations in connection with the conversion of barn for holiday accommodation
Location of Development:	Barn At Ditchen Boyton Launceston PL15 9RN
Parish:	North Tamerton

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

Phil Mason
Head of Planning and Regeneration

DATED: 22 March 2011

CONDITIONS:

- 1 The works/demolition hereby authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No part of the roof structure shall be removed or replaced without first contacting the Local Planning Authority to agree a method of repair or replacement. The method statement shall be agreed in writing with the Local Planning Authority and maintained as agreed unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the existing character of the Listed Building is retained.
- 4 The roof shall be clad using natural slate, confirmation of sizes and sample should be submitted to and agreed in writing by the Local Planning Authority prior to commencement of work on site. The slates shall be fixed using nails not clips and ventilation of the roof-space shall be provided at eaves not via slate vents on the roof slopes. The agreed details shall be implemented as part of this permission and shall not be altered unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the existing character of the Listed Building is retained.
- 5 The rainwater goods shall be cast iron or Aluminium, half round in profile. The guttering should be fixed direct to brackets with no fascia boards fitted. The above details shall not be altered unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the existing character of the Listed Building is retained.
- 6 The roof-light(s) shall be of a flush fitting conservation type, the size of which must be agreed in writing prior to commencement of roofing works. The agreed details shall be implemented as part of this permission and shall not be altered unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure that the existing character of the Listed Building is retained.
- 7 Prior to commencement on site, a schedule of all external joinery details (with cross sections at 1:2 scale) and 1:5 elevation shall have been submitted to and



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SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA11/00703

agreed in writing by the Local Planning Authority. The joinery shall be traditionally constructed in painted timber. The agreed details shall be implemented as part of this permission and shall not be altered unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the existing character of the Listed Building is retained.

- 8 All new stonework/repointing shall be carried out using a lime putty: sand mix, the colour, texture and finish of which shall closely match original work elsewhere on the building. The agreed details shall be implemented as part of this permission and shall not be altered unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the existing character of the Listed Building is retained
- 9 A trial area of stone/pointing (not more than 2sq. mtrs.) shall be prepared in a non-prominent location for inspection and approval by the Local Planning Authority prior to commencement of remaining works. Reason: To ensure that the existing character of the Listed Building is retained.



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REASON(S) FOR APPROVAL:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan policy 2 of the Cornwall Structure Plan 2004 and policies DVS1, 3, ECN8, ENV1 and 12 of the Local Plan. The proposal has been approved because it is considered that the development proposal accords with the said policies and there are no other overriding material considerations which justify refusing planning permission.

RELEVANT PLANNING POLICIES:

Local Plan Saved Policies:

LPDVS01 General Design and Amenity Considerations

LPDVS03 Amenity Considerations

LPECN08 Change of Use and Conversion of Rural Buildings

LPENV01 Protecting the Countryside and Landscape Character

LPENV12 Listed Buildings

Planning Policy Statements:

PPS01 Delivering Sustainable Development - February 2005

PPS01s Planning and Climate Change - Supplement to PPS1 - December 2007

PPS05 Planning for the Historic Environment - March 2010

PPS05s Planning for the Historic Environment: Historic Environment Planning Practice Guide

PPS07 Sustainable Development in Rural Areas - August 2004

PPS09 Biodiversity and Geological Conservation

PPS09s Biodiversity and Geological Conservation - A Good Practice Guide

Cornwall Structure Plan 2004:

SP2004/02 Character Areas, Design & Environmental Protection

Design Guides:

SUPNCDGF North Cornwall Design Guide 1997 - Section F



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PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan 4462 TSK received 25/01/11

Existing 4462 T1 received 25/01/11

Proposed 4462 T2A received 25/01/11

Proposed 4462 T3 received 25/01/11

Proposed 4462 T7 received 25/01/11



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LISTED BUILDING NOTES

Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the proposals has been given to the Royal Commission on the Historical Monuments of England, National Monuments Record Centre, Kemble Drive, Swindon, Wiltshire, SN2 2GZ, and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building consent for the proposed works, or to grant consent subject to conditions, he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. **(Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Telephone: 0117 372 6372 or download from web site www.planning-inspectorate.gov.uk).**

If listed building consent 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 carrying out any works which have been or would be permitted, he may serve on the council of the county borough, county district, or London borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Your attention is drawn to Sections 7 and 9 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, the effect of which is that it is a criminal offence to execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest without listed building consent. Further it is a criminal offence to fail to comply with any conditions attached to the consent.

PLEASE NOTE PERMISSION IS NOT LAWFUL UNTIL THE CONDITIONS ON YOUR DECISION NOTICE HAVE BEEN SUBMITTED TO AND APPROVED (COMPLIED WITH) IN WRITING BY THE LOCAL PLANNING AUTHORITY.

The decision notice is important but you must read it together with the application and any approved drawings or documents.

It is your responsibility to comply. Failure to comply with the items of an approval could mean that the work you carry out is unauthorised and at risk of enforcement action, which could have serious consequences.

Please read the decision notice carefully and ensure that you understand and comply with the requirement of any conditions. Also, you must comply precisely with any approved drawings or documents.

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