

## LISTED BUILDING CONSENT

**APPLICATION NO: PA/2019/1176**



**Address/Agent:**

Mr Martin Flynn  
Flynn Architecture Ltd  
Tower Barn  
Archer Street  
Bishop Norton  
MARKET RASEN  
LN8 2BG

**Applicant:**, Mrs Kate Hardcastle

**North Lincolnshire Council** hereby give notice that the application received on 11/07/2019 for:

**Listed building consent to erect single storey rear extension, convert outhouse to living accomodation, erect fencing, remove oil tank, replace two windows and internal alterations at 11 Carr Lane, Appleby, DN15 0AH**

has been considered and that consent for these works in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.  
The works must be begun before the expiration of three years from the date of this consent.

Reason  
To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.  
The development hereby permitted shall be carried out in accordance with the following approved plans: AP/YO/MF/01, AP/YO/MF/02, AP/YO/MF/03, AP/YO/MF/04, AP/YO/MF/05, AP/YO/MF/05, AP/YO/MF/06 and AP/YO/MF/07.

Reason  
For the avoidance of doubt and in the interests of proper planning.

3.  
No above ground works shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

**Reason**

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

All new windows and doors shall be constructed in timber in accordance with the submitted details and shall be retained as such thereafter.

**Reason**

In order to retain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

**Dated:** 13/09/2019

**Signed:**



**Andrew Law**

**Acting Group Manager Development Management and Building Control**

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

**WARNING**

THIS DOCUMENT DOES NOT CONSTITUTE ANY  
APPROVAL UNDER THE BUILDING REGULATIONS

## **RIGHTS OF APPEAL ETC**

1. If the applicant is aggrieved by the decision of the local planning authority to refuse consent for the proposed development or to grant consent subject to conditions, he may appeal to the Planning Inspectorate, in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within six months of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2. If listed building consent in respect of a building is refused, or granted subject to conditions, whether by the local planning authority or by the Planning Inspectorate, 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 works for which listed building consent has been or would be granted, he may serve on the council in whose area the land is situated a 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.
3. In certain circumstances a claim may be made against the local planning authority for compensation, where consent is refused or granted subject to conditions by the Planning Inspectorate on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **NOTE**

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 any consent granted by the local planning authority) until notice of the proposal has been given to English Heritage, 37 Tanner Row, York, YO1 6WP and English Heritage have subsequently 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. A copy of the notification form is enclosed where appropriate.