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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Peter Taylor
6 TheDovecote
Back Street
Ashwell
Hertfordshire
SG75PE
United Kingdom

Applicant:

Peter Taylor

Application: 24/01413/LBC

Proposal: Reroof grade II listed dovecote.

Location: 6 The Dovecote, Back Street, Ashwell, Baldock, Hertfordshire, SG7 5PE

Approved Plan Nos: Location Plan

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 11 July 2024.

The consent is subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of 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. Prior to the commencement of the re-roofing, hereby consented, an initial Preliminary Roost Assessment (PRA) shall be undertaken to inform the need for further survey work (i.e. dawn emergence / dusk re-entry surveys) which should be undertaken during May - September (inclusive) to determine whether bats are roosting. Should this be the case, a mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details in the mitigation strategy.

Reason: To ensure the continued ecological functionality of bats and their roosts is maintained in accordance with European and National legislation.

3. All clay tiles capable of being salvaged from the existing roof shall be set aside and stored on site and shall be used in the re-roofing unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, a sample of reclaimed handmade clay tiles to make up the shortfall shall be made up from reclaimed matching materials unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Information

Should a bat roost(s) be identified then a licence would need to be sought from Natural England prior to any works which would result in the disturbance, damage or loss of a roost(s), or risk of killing/injury of a bat(s), to prevent risk of legal infringement. The terms of the licence would likely include a supervised soft-strip of the roof prior to works and appropriate mitigation features (which may include the use of F1 bitumen felt and lead bat vents either side of the ridge). If a maternity roost be identified, then there may also be timing constraints to the survey. Given the size and type of works required, it may be that an ecologist with a bat 'low impact' licence may be able to assist.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 10 September 2024

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.