NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992

DECISION NOTICE

Correspondence Address:
Rural Solutions Ltd
Canalside House
Brewery Lane
Skipton
BD23 1DR

Applicant:
Sandon Bury Farm Ltd

Application: 18/00585/LBC

Proposal: Internal Alterations to Sandon Bury Farmhouse (grade II* listed). Refurbishment of the Black Barn (grade II* listed) to include overcladding, acoustic insulation work and alterations to existing openings. New building (Grainstore Barn) abutting northeast gable end of Black Barn. Link extension between Black Barn and Centre Barn. Alterations to Hay Barn and extension thereof to form covered entrance loggia. Internal and external alterations to the Dovecote (grade II listed) including the provision of a new roof. Internal and external alterations to the Couch House/garage Barn (grade II listed)

Location: Sandon Bury Farm, Sandon, Hertfordshire, SG9 0QY,

Approved Plan Nos: P01F EX01A EX02B EX03 EX04 EX05A EX06
Coach House elevation location plan Coach House elevation 1
Coach House elevation 2 Coach House elevation 3
Coach House elevation 4 Coach House floor
Coach House/Dovecote section location
Coach House/Dovecote sections
Hay Barn section location plan
Hay Barn section A Hay Barn section B
Hay Barn NE elevation Hay Barn NW elevation
Hay Barn floor Centre Barn section location plan
Centre Barn Section A Centre Barn sectino B
Centre Barn NE elevation Centre Barn NW elevation
Centre Barn SE elevation Centre Barn SW elevation
Centre Barn floor Topographical survey - sheet 1

Topographical survey - sheet 2
Topographical survey - sheet 3
Topographical survey - sheet 4
Topographical survey - sheet 5
Topographical survey - sheet 6
P03E P10G P11A P13C P14E
P15D P16A P30C P31B P40A
P41A P50A Sk2007l 8i Sk2007l 8ii

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 27 February 2018.

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. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. A sample of the Anthracite grey corrugated steel sheet to the Grain Store Barn, Centre Barn and Kitchen 'link' shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works.

   Reason: To safeguard the setting to this group of Heritage Assets

4. A sample of the clay tiles for the Dovecote Roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works.

   Reason: To safeguard the listed building's special character.

5. Full details of the proposed steel heating/ventilation/lighting ducts system to be installed in Black Barn indicating how this would be fixed to the existing building and any interventions with the timber frame, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the scheme hereby approved.

   Reason: To safeguard the listed building's special character.

6. Notwithstanding the approved drawings, joinery details (including glazing bar profile where appropriate) at an appropriate metric scale of all new windows to be installed at the Coach house, shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of new windows.

   Reason: To safeguard the listed building's special character.

7. Details of the internal shutters to the windows in the north elevation of the Coach house shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the shutters.

   Reason: To safeguard the listed building's special character.

8. Details of all new internal doors at:
   a. Sandon Bury;
   b. Coach House & Garage Barn;
   c. Between Black Barn and kitchen; and
   d. Acoustic lobby forming part of Grain Store Barn

   shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of new internal doors.
   Reason: To safeguard the special character of these listed and curtilage-listed buildings.

9. Notwithstanding the over-cladding details on approved drawing no.P40A, vertical section(s) at a metric scale indicating the extent of build-up relative to the brick plinth, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the over-cladding works.

   Reason: To safeguard Black Barn's special character.

10. Details of all new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

    Reason: To safeguard the special character of this building group.

Signed:



Development & Conservation Manager

Date: 16 November 2018

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

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 Under the provisions of section 8(2)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990, demolition of a building or part of a building that is listed by the Secretary of State as being of Special Architectural or Historic Interest may not be undertaken until notice of the intention has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 2HE 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.

6 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.