

TOWN AND COUNTRY PLANNING ACT 1990

Application No. 1/05/17218/F

PLANNING PERMISSION

SOUTH SHROPSHIRE DISTRICT COUNCIL HEREBY GRANTS PLANNING PERMISSION, in accordance with the application and accompanying plans, subject to the conditions given below.

Proposal: *Erection of a conservatory (existing to be demolished) & remodelling of utility roof.*
Location: *16 Overton Ludlow Shropshire SY8 4DY*
Applicant: *Miss C. Harris*

Subject to the following conditions:-

1. The works hereby permitted shall be begun within three years of the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

2. No works shall be carried out other than those described in the application.

REASON: To ensure that no unauthorised alterations to the listed building are carried out; in accordance with Policy E3 of the adopted South Shropshire Local Plan.

3. The replacement conservatory hereby permitted shall be constructed in timber to the design illustrated on the approved plans. The finish of the timber shall be submitted to and approved by the Local Planning Authority prior to the commencement of works.

REASON: To preserve the architectural and historic character of the property in accordance with Policy E3 of the adopted South Shropshire Local Plan.

1. NOTE TO APPLICANT: THIS PERMISSION DOES NOT CONVEY A BUILDING REGULATIONS APPROVAL under the Building Regulations 1991. The works may also require Building Regulations approval. If you have not already done so, you should contact the Council's Building Control Officer [(01584) 813369].

2. NOTE TO APPLICANT: Article 22 of the Town and Country Planning (General Development Procedure) Order, 1995 requires the Local Planning Authority to inform you of your right of appeal to the Secretary of State for the Environment against this decision. Your attention is drawn to the attached leaflet.

3. REASON FOR APPROVAL: The proposal conforms to the provisions of the Development Plan, so far as they are relevant to the application. No material considerations (including those raised in representations*) were considered to outweigh the policies of the Development Plan.

4. POLICIES MATERIAL TO THE DETERMINATION OF THE APPLICATION:

In determining the application the Local Planning Authority gave consideration to the following policies:

- E3 Conservation of Listed Buildings
- E6 Design
- E7 New Development General Requirements

Dated: 7th September 2005


Head of Planning and Building Control