

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Application No. 1/05/16881/LB

LISTED BUILDING CONSENT

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

Proposal: *Demolition of chimney.*
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 five 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.

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. Any damage caused to the building during the course of the building operations hereby permitted shall be reinstated to the satisfaction of the Local Planning Authority.
REASON: To retain the character and appearance of the Listed Building; in accordance with Policy E3 of the adopted South Shropshire Local Plan.

4. After the completion of the demolition approved by this consent the adjoining buildings shall be made good and any works required for the reinstatement and stability of these buildings shall be carried out to the satisfaction of the Local Planning Authority.
REASON: To ensure that the character and appearance of the adjoining buildings are retained in the interests of amenity; in accordance with Policy E3 of the adopted South Shropshire Local Plan.

5. The re-roofing works hereby permitted shall be carried out using salvaged plain clay tiles to match the existing roof. REASON: To retain the character and appearance of the building in order to preserve the harmony of the building with its surroundings; 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: Regulation 3 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations, 1990 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: 27th July 2005


Head of Planning and Building Control