

Our Ref: EPF/0452/19 LB

**TOWN AND COUNTRY PLANNING ACT 1990
(LISTED BUILDINGS AND CONSERVATION AREAS)
PLANNING DECISION NOTICE**



Planning Services Directorate
Civic Offices,
323 High Street,
Epping,
Essex CM16 4BZ

An electronic version of this
decision notice is available
on our website:
www.eppingforestdc.gov.uk/iplan

To: Hertford Planning Service
Westgate House
37-41 Castle Street
Hertford
Herts
SG14 1HH

Proposal: Grade II Listed Building Consent for change of use of Gainsborough House from offices to residential to create 10 no. flats and revised parking layout.

Location: Land at Gainsborough House and Priors Court, Sheering Lower Road, Sheering, Essex, CM21 9FL

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to **GRANT LISTED BUILDING CONSENT** for the development described above, subject to compliance with the conditions listed below.

Signed

A handwritten signature in black ink, appearing to read 'N. Richardson'.

N. Richardson
Planning Services Director.

Date: 10 June 2020

Conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers: 2714/1a, 2c, 6e, 10, 12a and 13a.

Reason: To ensure the proposal is built in accordance with the approved drawings

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Informatives:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Notes:-

- (a) **This permission is for planning purposes only and for no other purpose including Building Regulations. Separate approval may be required for these works.** Any departure from the approved plans, including any required to comply with Building Regulations, must be notified to the Planning Officer.
- (b) Applicants must satisfy themselves that **all further consents** have been obtained including, where appropriate, those regarding listed buildings, advertisements, site licences for caravans, vehicular accesses to the highway, Environmental Health legislation, and Public Rights-of-Way.
- (c) Applicants relating to **Council-owned or former Council-owned dwellings** must meet the requirements of covenants of their lease or deeds by obtaining consent for any works from the Housing Directorate.
- (d) If this application is for a new domestic or commercial premises then it is a legal requirement that the property address is registered by our street numbering and naming section. Please see the Council's Website for further details.
- (e) The Council's recommended hours of construction work are:
 - 7.30am – 6.30pm Monday to Friday
 - 8.00am – 1.00pm Saturday
 - No noisy work on Sundays and Bank/Public Holidays
- (f) The Council encourages all developers to follow the principles of Sustainable Drainage Systems (**SuDS**) in designing facilities for the handling of rainwater run-off. Furthermore, if storm drainage discharges to an existing ditch or watercourse and/or if any works are to take place to, or within 8 metres of, any open or piped watercourse, then Land Drainage Consent is required from the Council under its byelaws.
- (g) Applicants are advised **not to store building materials** on the highway and not to damage highway verges, so please avoid parking construction vehicles and machinery on verges. If any damage occurs, the Council will require verges to be restored at the applicant's expense. Please be aware that highway damage is easily reported through the Council's website and will be investigated by County Council officers.

NOTES RELATING TO LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS

- 1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State for Communities and Local Government (Tollgate House, Houlton Street, Bristol BS2 9DJ) in accordance with the Planning (Listed Buildings and Conservation

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Areas) Act 1990 (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel. 0303 444 5000.). The Secretary of State 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 or conservation area consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land had become capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the 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 permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in the Planning and Compensation Act 1991.
4. Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to effect of which is that demolition may not be undertaken (despite the terms of the consent granted by or on behalf of the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 1AB and the commission subsequently have either been given reasonable access to the buildings 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.