

**PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990**  
**TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990**

<b>Application number:</b>	22/00342/LBC
<b>Validated on:</b>	31 <sup>st</sup> March 2022
<b>Site address:</b>	3 Millers Green
<b>Proposal:</b>	Listed Building Consent for the upgrade of grade II* Listed Building 3 Millers Green including internal and external alterations.

In exercise of its powers under the above-mentioned Act and Regulations the City Council as the Local Planning Authority **GRANT LISTED BUILDING CONSENT** for the works described above in accordance with the terms of the application subject to the following conditions:

**Condition 1**

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

**Reason**

Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

**Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, design and access statement (revision A), historic environment statement and the following drawings:

- 1048-6070-310 Proposed Basement and Ground Floor
- 1048-6070-311 Proposed First and Second Floor Plans
- 1048-6070-312 Proposed Roof Plan
- 1048-6070-313 Proposed Elevations
- 1048-6070-320 Proposed Window Details
- 1048-6070-321 Proposed Roof Infill to Lightwell
- 1048-6070-312 Proposed Shower Room

Except where these may be modified by any other conditions attached to this permission.

**Reason**

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Second Deposit City of Gloucester Local Plan (2002).

**Condition 3**

Prior to the installation of ventilation extract to the downstairs bathroom, drawn details of the extract route and fittings shall be submitted to and approved by the Local Planning Authority

**Reason**

To safeguard the character and appearance of this building of special architectural or historical interest

**Condition 4**

No below ground works shall start within the application site until a written scheme of investigation of archaeological remains, including a timetable for the investigation, has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording.
- b) The programme for post investigation assessment.
- c) Provision to be made for analysis of the site investigation and recording.
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

**Reason**

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost.

**Condition 5**

All demolition and development shall take place in accordance with the Written Scheme of Investigation of archaeological remains. This condition shall not be discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4, provision has been made for the analysis, publication and dissemination of results and archive deposition has been secured.

**Reason**

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost.

**Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

**Note 2**

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
- Excavating near a neighbouring building

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls – explanatory booklet.

**Note 3**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding

**Jon Bishop**

Planning and Development Control Manager

**Decision date: 22<sup>nd</sup> July 2022**

**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**