

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

Application number:	22/00128/LBC
Validated on:	2 nd March 2022
Site address:	Basement Flat 4 Wellington Parade
Proposal:	Listed Building Consent for proposed alterations to the building to allow the conversion of a bedsit into a one bedroom flat.

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, historic environment statement and the following drawing numbers:

- Site Location Plan received by the Local Planning Authority on 18.02.2022
- Existing and Proposed Plans JCP-BF-4WP-G-001B received by the Local Planning Authority on 25.05.2022

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

The development shall be carried out in accordance with detailed drawings of the proposed door, at a minimum scale of 1:5 with moulding profiles at full size, including elevations and sections, which have first been submitted to and approved in writing by the Local Planning Authority and the fitted joinery shall be in accordance with the approved drawings.

Reason

It is important to protect and maintain the character and appearance of the area in which this development is located.

Condition 4

Prior to its installation as part of the development hereby approved, details of the product information, materials and RAL colour of the following shall be submitted to and approved in writing by the local planning authority:

- Flue pipe(s) & vents

All works shall be carried out in accordance with the approved details.

Reason

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

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: 20th June 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET