

Date: 4th May 2016

LISTED BUILDING CONSENT

Name and address of applicant: Harborough District Council Harborough District Council The Symington Building Adam And Eve Street Market Harborough Leicestershire LE16 7AG	Name and address of agent (if any): Rhomco Westview House Oak Tree Court Mulberry Drive Cardiff CF23 8RS
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Part I - Particulars of application

Date of application: 23rd March 2016

Application number: 16/00452/LBC

Particulars and location of development:

Installation of roof covering replacement and associated external works, Harborough District Council, The Symington Building, Adam And Eve Street, Market Harborough.

Part II - Particulars of decision

The Harborough District Council grants listed building consent for the execution of the works referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Statement of reason for grant of Listed Building Consent (Regulation 3 (5) of the Planning (Listed Buildings and Conservation Area) Regulations 1990):

The works proposed would not adversely affect the building or any of its features such that they would detract from its architectural or historic character. The proposal is therefore considered to accord with Harborough District Core Strategy Policy CS11 and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

Conditions and Reasons

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent. REASON: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

Notes to Applicant

1. You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Harborough District Council (Tel. Market Harborough 821090). As such please be aware that complying with building regulations does not mean that the planning conditions attached to this permission have been discharged and vice versa.

Development Control Manager

STANDARD NOTES

1. Please quote the application number in any communication.
2. **APPEAL TO THE SECRETARY OF STATE**
If you are aggrieved by the decision of your local planning authority to refuse **listed building consent** for the proposed works or to grant consent subject to conditions, then you can appeal to the Secretary of State for Transport, Local Government and the Regions under section 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. If you want to appeal, then you **must** do so **within six months of the date of this notice, or within 12 weeks in the case of householder development**, using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN Tel: 0303 444 5000 or submit online via www.planningportal.gov.uk/planning.appeals/online/makeanappeal. The Secretary of State can allow a longer period for giving notice of an appeal, but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. If either the local planning authority or the Secretary of State refuses listed building consent for the proposed works or grant it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any works which would have been or would be permitted. In these circumstances, the owner may serve a listed building purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If your application is for minor commercial development and it was submitted on the 1 October 2013 or later you **must appeal within 12 weeks of the date of the decision notice**. For more information of the types of applications classed as minor commercial development please refer to Annexe B of the Procedural Guide Planning Appeals available on the Planning Portal website: - http://www.planningportal.gov.uk/uploads/pins/procedural_guide_planning_appeals.pdf