



# COTSWOLD DISTRICT COUNCIL

## PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

### LISTED BUILDING CONSENT

Agent  
Mr Stephen Pittaway  
3 Overly Farm Cottages  
Overly Road  
Daglingworth  
Cirencester  
Gloucestershire  
GL7 7HX

Applicant  
Trustees Of Sapperton Village Hall  
Village Hall  
Sapperton  
Cirencester  
Gloucestershire  
GL7 6LE

**Re-roofing in imitation stone tiles (and new insulated ceiling finished below rafters) at Sapperton Village Hall Sapperton Cirencester Gloucestershire GL7 6LE**

APPLICATION REF: 17/03659/LBC  
FILE REF: CD.0357/F

DATE: 20th December 2017

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## **DECISION NOTICE**

In pursuance of their powers under the above Act, and in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) (England) (Amendment) Regulations 2003 the proposal(s) was/were considered to preserve or enhance the listed building, its setting and the features of special architectural or historical interest which it possesses and therefore complies with the guidance contained within The National Planning Policy Framework. Therefore, in pursuance of their powers under the above Act, the Council **GRANTS CONSENT** for the above works in accordance with the details given on the application form and submitted plans. Permission is given subject to the following **conditions**:

1 The works hereby granted consent shall be started by 3 years from the date of this decision notice.

**Reason:** To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The works hereby granted consent shall be implemented in accordance with the following drawing(s): the Roof Plan 14/RP3 submitted with the application on 4 September 2017.

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the National Planning Policy Framework.

3 The roofslopes shall be covered in artificial Cotswold stone tiles, laid to diminishing courses, and prior to the laying of any roof tiles a tile sample shall be submitted to and approved in writing by the Local Planning Authority, and only the approved material shall be used.

**Reason:** To ensure that the material is selected to minimise harm to the character and appearance of the listed building, thereby preserving as far as possible its special architectural or historic interest, and its significance as a designated heritage asset, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the National Planning Policy Framework.

4 Prior to the laying of any new tiles details shall be submitted showing the design and construction of the valleys, eaves, verges, ridges and abutments, and the works shall only be carried out exactly in accordance with those details.

**Reason:** To ensure these design details sufficiently replicate the existing, thereby preserving as far as possible the special architectural or historic interest of the listed building, and its significance as a designated heritage asset, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the National Planning Policy Framework.

**RELEVANT GUIDANCE :-**

The following guidance from National Policies was taken into consideration in the assessment of this proposal:

NPPF National Planning Policy Framework

Your attention is drawn to the NOTES overleaf.

*Kevin Field*

Kevin Field  
Planning and Development Manager on behalf of Cotswold District Council

## INFORMATION ABOUT THIS DECISION

This is the Council's formal decision on your application. As your application has been agreed, conditions may have been attached. It is very important that you take careful note of the conditions and comply with them. If there is anything about the decision or conditions that you do not understand, then please contact Customer Services, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000.

### ENFORCEMENT

It is very important that you comply with the Council's decision. As your application has been allowed, you must follow the agreed plans carefully and comply with the conditions. It is a developer's responsibility to ensure that the plans granted consent and those approved under the Building Regulations are consistent.

If you fail to comply with this Decision Notice, then you could be in contravention of the Town and Country Planning Act 1990 or other legislation. In such circumstances, the Council may well initiate enforcement action.

### APPEALING AGAINST A DECISION

If you disagree with the Council's decision, you can appeal to the Secretary of State against any of the conditions that have been imposed under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. You must do so within **6 months** of the date of this notice.

The Secretary of State can allow longer for you to lodge an appeal, but only in cases where there are special reasons which excuse the delay in giving notice of appeal.

To appeal, you must complete a form which you can obtain from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or the Appeals area at [www.planningportal.gov.uk](http://www.planningportal.gov.uk). Some personal information will be displayed on this website, please contact the Planning Inspectorate if you have any concerns.

The Secretary of State need not consider an appeal if it seems to him that the Council have no option under planning legislation but to refuse permission or impose a particular condition, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

### BUILDING REGULATIONS

The development may involve building work which requires approval under the Building Regulations. You are responsible to ensure that Building Regulation Consent is granted prior to commencement of work on site. Information about Building Regulation approval, the procedure to be followed and application forms can be obtained from the Council's Building Control Section, Trinity Road, Cirencester, Gloucestershire GL7 1PX Tel: 01285 623000

### DEMOLITION AND OTHER APPROVALS

If the development involves demolition you should contact the Building Control Section for advice on how to proceed.

### DISPOSAL OF WASTE CREATED DURING DEVELOPMENT

For advice please contact the Waste Advice Team at the below address or visit [www.cotswold.gov.uk/go/WasteCarriers](http://www.cotswold.gov.uk/go/WasteCarriers).

### PURCHASE NOTICES

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Chapter III of the Planning (Listed Building and Conservation Areas) Act 1990.

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Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000 [www.cotswold.gov.uk](http://www.cotswold.gov.uk)  
**OCTOBER 2010**