

NOTICE OF LISTED BUILDING CONSENT

TP 2/8 (b)

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

ApplicationNo: 2014/0916

Mr David Alderson
WYG
Midsummer Court 314 Midsummer Boule
Central Milton Keynes
Buckinghamshire
MK9 2UB

Applicant: Mr Alan Bishop
Location : Gedling House Wood Lane Gedling
Proposal : Partial demolition and rebuilding of garden wall.

The Gedling Borough Council having considered an application numbered as above, which application and plans and any relevant correspondence are hereinafter referred to as 'the application' hereby in pursuance of their powers under the above mentioned Act.

GRANT PERMISSION

For the demolition/alterations/extension as described in the application, subject to compliance with the following condition imposed for the reason set out below:-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plan (Drawing annotated Fig 3).
3. The partial demolition and rebuilding of the garden wall to which this application relates shall only be carried out on the commencement of Phase 2 of the Gedling Access Road (as defined by planning application 2014/0915).
4. Prior to the partial demolition and rebuilding of the garden wall for Gedling House, a full recording of the existing wall along with a written specification and method statement for its demolition and precise details of the location and materials for the erection of the proposed new wall together with a programme of works and a timetable for the construction of the new wall shall be

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submitted in writing to and approved in writing by the Borough Council. The scope of mitigation must include a comprehensive scheme of repair of the garden wall in addition to the basic re-building of the demolished east wall. The new wall shall be implemented in accordance with the approved details and shall be retained thereafter.

Reasons

1. In order to comply with Section 18 of the Listed Building and Conservation Areas Act 1990.
2. For the avoidance of doubt.
3. To avoid unnecessary demolition.
4. To ensure that an accurate record of the historic building is retained and that the mitigation works are in accordance with the aims of the National Planning Policy Framework.

Reason for Decision

In the opinion of the Borough Council the proposed partial demolition and rebuilding of the garden wall will result in no undue impact on the character or historic fabric of the Listed Building, Gedling House, and will not have any material impact on the amenities of neighbouring properties. The application is therefore in accordance with the National Planning Policy Framework (2012) and Policy 11 of the Gedling Borough Aligned Core Strategy (September 2014).

Notes to Applicant

This consent should be read in conjunction with the corresponding application relating to the Gedling Access Road (application no. 2014/0915).

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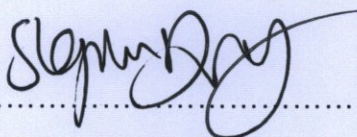
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The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the Listed Building Consent. This has been achieved by providing the applicant and agent with details of consultation responses, seeking additional information or drawings in response to issues raised and providing updates on the application's progress.

Dated: 12th December 2014

Authorised Officer.....



Attention is drawn to the attached notes.