

**THE NOTTINGHAMSHIRE COUNTY COUNCIL (GEDLING ACCESS ROAD) COMPULSORY
PURCHASE ORDER 2018**

PROTECTED ASSETS CERTIFICATE

We hereby certify that:

(a) Listed buildings

The proposals in the Order will involve the alteration of the following buildings which have been listed under Section 1 of the Planning (Listed Buildings in Conservation Areas) Act 1990:

- Listed Building – Grade II Listed Gedling House, Gedling Wood Lane, Gedling (List entry number 1265315).
- Listed Building Consent reference 2014/0916 authorises “partial demolition and rebuilding of garden wall” (copy attached).
- Consent expired without having been implemented and replacement application will be submitted to Gedling Borough Council for determination imminently. We undertake to provide a copy and the application and consent once granted.

(b) Buildings subject to building preservation notices

The proposals in the Order will not involve the demolition, alteration or extension of any building which is the subject of a building preservation notice.

(c) Other buildings which may be of a quality to be listed

The proposals in the Order will not involve the demolition, alteration or extension of any buildings which may qualify for inclusion in the statutory list under the criteria in The Principals of Selection for Listing Buildings (March 2010).

(d) Buildings within a conservation area

The proposals in the Order will not involve the demolition of any buildings included in a conservation area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or, as the case may be, Section 70) and which require planning permission for demolition.

(e) Scheduled Monuments

The proposals in the Order will not involve the demolition, alteration or extension of any monument which is scheduled under Section 1 of the Ancient Monuments and Archaeological Areas Act 1979.

(f) Registered Parks / Gardens / Historic Battlefields

The proposals in the Order will not involve the demolition, alteration or extension of any parks, gardens or historic battlefields which are registered under Section 8C of the Historic Buildings and Ancient Monuments Act 1953.

Weightmans LLP

October 2018

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).

NOTICE OF LISTED BUILDING CONSENT

TP 2/8 (b)

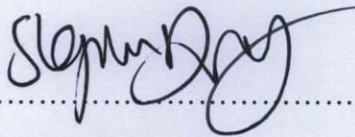
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Application No: 2014/0916

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.