

Mr Brian Fleckney
1 Church Farm Cottages
Church Road
Freethorpe
Norwich
Norfolk
NR13 3PB

Application No: BA/2019/0099/LBC
Proposal : 600mm chimney pot increasing overall chimney height to 1.8m above ridge
Address : 1 Church Farm Cottages, Church Road, Freethorpe, Norwich
Applicant : Mr Brian Fleckney

APPROVAL OF LISTED BUILDING CONSENT
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The Broads Authority give notice in pursuance of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 that listed building consent **has been granted** for the development referred to above in accordance with the application form and plans submitted, subject to the conditions set out below. The informative notes included on this planning permission should also be read carefully.

CONDITIONS:

Condition

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning 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 and plans (drawing titled: Proposed Elevations) received by the Local Planning Authority on 13/03/2019.

Reason

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.

INFORMATIVE NOTES:

1. This permission/consent is granted in strict accordance with the approved plans. It should be noted that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Development Management Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
2. This permission is granted subject to conditions and it is the owners and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
3. If there is a condition that requires work to be carried out or details to be approved prior to commencement of the development, this is called a "condition precedent". The following should be noted with regards to condition precedents:
 - a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

Explanation of how the Authority has Worked Positively and Proactively with the Applicant/Agent

Approval (No Amendments Required)

The Broads Authority as Local Planning Authority has appraised the scheme against the Development Plan, the National Planning Policy Framework and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signed:



23 April 2019

Head of Planning

Date: 23 April 2019

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Building & Conservation Areas) Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so **within 6 months** of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you wish to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must be made using a form which you can get from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN, (Telephone number 0303 444 5000) or online at: <https://www.gov.uk/planning-inspectorate>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Notes before you start work

This approval does not grant consent for any work which requires separate approval under the Building Regulations or any other legislation. If you are in any doubt, please contact the Broads Authority on (01603) 610734 or the Broadland District Council Building Control Department.

Approved Plans

The Local Planning Authority's approval is only for the details shown on the plans originally submitted or, if amended, as listed on the decision notice. If you wish to change the approved plans in any way, please contact the Broads Authority Planning Department quoting the application reference number to check if the changes would be acceptable. In some cases, a new application for approval will be required for the proposed changes. **You should not change the approved plans and start work until the proposed changes have been approved by the Broads Authority.**

Conditions of Approval

If the Local Planning Authority's approval is subject to conditions, you must ensure that any action required, including the need to obtain the Local Planning Authority's further approval for items such as landscaping details or materials to be used, is taken before the work commences.

The Local Planning Authority has the power to take action to force compliance with the approved plans and/or the requirements of any conditions attached to the decision notice. Any failure to carry out work strictly in accordance with the approved plans and/or any conditions may result in the work having to be removed or changed.

Notice of Commencement of Work

Before work starts on the proposal, please contact and return the notice below to the Broads Authority at the address given. This will assist the Broads Authority in checking that the approved plans and conditions are being complied with. Please note that this is not a formal notice of commencement for the purposes of Building Regulations, which must be given to the Building Control Department of Broadland District Council.

Please ensure all expired site notices are removed from the site with immediate effect.



To: Planning and Strategy, Broads Authority, Yare House, 62-64 Thorpe Road, Norwich, NR1 1RY

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Location : 1 Church Farm Cottages, Church Road, Freethorpe, Norwich

Contact Name: _____ Phone No: _____
Fax No: _____

Work on the above proposal is to commence on: _____

If you have not already done so, you are advised to check with Broadland District Council Building Control Department to ascertain whether Building Regulation approval is required for your proposed work. If Building Regulations has already been obtained, please quote reference number:

Reference Number: _____ Signed: _____

