
Minute 56/04(09)

CASE NUMBER: 04/03336/LB
GRID REF: EAST 444310 NORTH 458047

APPLICATION NO.: 6.96.162.C.LB

LOCATION:

Werribee Cottage & Attached Derelict Cottages (Formerly Rose Cottages) High Street
Whixley York North Yorkshire

PROPOSAL:

Listed Building application for renovation, including demolition and extension, of 3 terraced and 2 semi-detached dwellings with internal and external alterations.

APPLICANT: Mr C Magson

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.11.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 7.10.2004
- 3 Prior to the commencement of development samples of the materials to be used for the extensions to units 3 and 4 shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Large scale sectional details (1:5, 1:10, 1:20 as appropriate) shall be provided of any new door and windows, in particular the head of the front door to Unit 3, and the doors and windows concerned shall be formed in strict accordance with the details as approved by the Local Planning Authority.
- 5 Prior to the commencement of development a schedule of the windows to be repaired or replaced shall be provided and approved in writing by the Local Planning Authority. The works to the listed buildings shall then be carried out in accordance with that schedule.
- 6 All new or replacement rainwater goods and any other new or replacement external pipework shall be of cast iron constructed unless otherwise approved in writing by the Local Planning Authority prior to the commencement of the works hereby approved.
- 7 The proposed rooflights to Unit 2 shall be conservation style set flush in the roof plane and once installed shall thereafter be retained in that form.
- 8 Prior to the commencement of development details of the proposed new insulation, roof ventilation, mechanical extracts, SVP's and boiler flues shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with those details.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 To ensure that the proposed development is in keeping with the character and appearance of the listed building.
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JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

(UNANIMOUS DECISION)