

Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA
www.ceredigion.gov.uk



PLANNING DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Regulations 2012

The Historic Environment (Wales) Act 2016

NOTIFICATION OF DECISION ON APPLICATION FOR LISTED BUILDING CONSENT

Applicant:	Agent:
Mr & Mrs Anderson Caerbobian, Machynlleth. SY20 8TZ	D Hughes Hughes Architects Ltd Cambrian Chambers, Terrace Road, Aberystwyth, Ceredigion. SY23 1NY

Application No:A180160

In pursuance of its powers under the above mentioned Act and Regulations, CYNGOR SIR CEREDIGION COUNTY COUNCIL as the Local Planning Authority hereby consents to:

Estyniad newydd, ffurfio mynedfa newydd ac adnewyddu adeiladau allanol. Replacement extension, formation of a new entrance and renovation of outbuildings.

Caerhedyn, Glandyfi, Machynlleth. SY20 8PY

Subject to the following conditions:

1. The works covered by this consent must be begun no later than the expiration of 5 years beginning with the date of this consent.
2. The development shall be carried out in accordance with the following approved plans and documents: R094 1.3. 01 Rev B Location Plan, 100 Rev B Existing Floor Plans, 101 Rev B Existing Roof Plan, 102 Rev D Existing Elevations, 103 Rev E Removals and Alterations (Plan), 104 Rev F Removals and Alterations (Elevations), 105 Rev K Proposed Ground Floor Plan, 106 Rev J Proposed First Floor Plan, 107

Rev K Proposed Roof Plan, 108 Rev I Proposed Elevations, 110 Rev E Proposed Site Plan, 112 Rev C Proposed Bothy & Dairy Details, 113 Rev D Proposed Bat Mitigation Details & Heritage Impact Assessment Rev C.

- 3) Provide a method statement and scope of works for the roof structural repairs following exposure of structure prior to commencement of reinstatement works. The method Statement and scope of works are to be agreed in writing with the LPA prior to commencement of the works.
- 4) Provide Slate sample for approval prior to commencement of development.
- 5) Provide 1m sq sample of stonework and pointing proposed for extension. Sample to be approved in writing prior to commencement of this element of works.
- 6) Provide details of connection between existing external walls and proposed extension walls for approval by the LPA, prior to commencement of the works.
- 7) Details of rainwater goods to be provided and approved in writing by the LPA prior to commencement of works.

Reasons:

1. To ensure compliance with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To ensure compliance with the approved plans.
3. To ensure that the works are not detrimental to the character of the building.
4. To ensure that the the materials match the existing roof covering.
5. To ensure that the stonework and mortar joints are of an acceptable standard.
6. To ensure that the extension's connections do not have a detrimental effect on the existing cottage.
7. To ensure that the rain water goods are appropriate.

Informatives:

The conditions are required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the reasons stated.

Attention is drawn to section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the local planning authority) until notice of the proposal has been given to the Royal Commission on Ancient Monuments in Wales, Crown Buildings, Plascrug,

Aberystwyth, Ceredigion, and the Commission subsequently have either been given reasonable access to the building for at least

one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. A form on which to notify them (Form RCHM(W)1) is enclosed for your attention.



Russell Hughes-Pickering

Corporate Lead Officer: Economy and Regeneration
Ceredigion County Council

Date: 21-01-2019

Application number A180160 continued

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant it subject to conditions, then they can appeal to the Welsh Ministers in accordance with sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Ministers). The Welsh Ministers have power to allow a longer period for the giving of a notice of appeal but they will not normally exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If listed building consent is refused or granted subject to conditions, whether by the local planning authority or by the Welsh Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, the owner may serve on the council of the county in which the land is situated a purchase notice requiring that council to purchase the interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

IMPORTANT INFORMATION

1. Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters

approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.ceredigion.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

2. Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.
 3. In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.
 4. The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).
 5. From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com
-