

LISTED BUILDING CONSENT



Applicant Name and Address

Mr Trevor Michelson
The Granary
Rookery Lane
Stretton
Rutland
LE15 7RA

Agent Name and Address

Mr Glenn Collingwood
Belvoir Architecture
47 Bourne Road
Corby Glen
Lincolnshire
NG33 4NR

Date of Validation
10 April 2025

Application Number:
2025/0445/LBA

PROPOSAL: Replace All External Doors, Windows and Roof Windows except Front Door.
LOCATION: The Granary Rookery Lane Stretton Rutland LE15 7RA

GRANT LISTED BUILDING CONSENT in accordance with the application and plans submitted subject to the following conditions:

- 1 The works shall begin before the expiration of 3 years from the date of this consent.

Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

RL13 Site Location Plan
RL07 Proposed Ground Floor
RL08 Proposed First Floor
RL09 Proposed Roof
RL10 Proposed South and West Elevations
RL11 Proposed North and East Elevations
RL12 Timber Windows Sections/Details

Reason: For the avoidance of doubt and to comply with Policy CS22 Core Strategy and Policy SP20 of the Site Allocations and Policies DPD.

- 3 The works shall take place in accordance with the details submitted which comprise a RAL 9001 external finish, windows and doors replaced on a like-for-like basis and conservation rooflights. No trickle vents shall be used for the replacement windows.

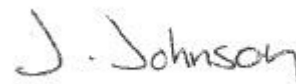
Reason: For the avoidance of doubt and to comply with Policy CS22 Core Strategy and Policy SP20 of the Site Allocations and Policies DPD.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 39 of the National Planning Policy Framework.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 4 June 2025

A handwritten signature in black ink, appearing to read 'J. Johnson', is positioned above the title of the officer.

Proper Officer of the Council

APPROVAL OF LISTED BUILDING CONSENT

IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.

2. Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning to grant it subject to conditions, then you can appeal to the Secretary of State under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 . The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal – see <https://www.gov.uk/appeal-planning-decision>
- Appeals must be made within **six** months from the date of this decision notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The notice of appeal may include as the ground, or one of the grounds, of the appeal, a claim that the building is not of Special Architectural or Historic Interest and ought to be removed from the statutory list compiled by the Secretary of State under the Act.

3. Historic England (formerly known as English Heritage)

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 8) requires that owners of Listed Buildings must:
 - i) Give Historic England notice of works for the partial or total demolition for which listed building consent has been granted.
 - ii) Allow access to the building for Historic England so that it may, if it wishes, make a record of the building before work begins.
- A Listed Building consent for works of partial or total demolition is not valid unless the above conditions have been complied with.
- Historic England (East Midlands) can be contacted at 2nd Floor, Windsor House, Cliftonville, Northampton, NN1 5BE Tel: 01604 735460

4. This consent relates to Listed Building control only and is without prejudice to any other statutory consents or approvals that may be required under other enactments, for example under the Building Regulations.
5. The obtaining of Listed Building consent for the demolition of a listed building does not free the applicant from his duty to give specific notice of the intended demolition to the Local Authority under Section 80 of the Building Act 1984.
6. This consent does not grant or imply permission for any material change in the use of the building(s) to which it relates, nor for the redevelopment of the site of the building(s) after its (their) demolition.