

Brecon Beacons National Park Authority



Planning (Listed Buildings and Conservation Areas) Act 1990 Planning (Listed Buildings and Conservation Areas) Regulations 1990

LISTED BUILDING CONSENT

Applicant/Agent:

Mr Andrew Swan
Opus International Consultants
Unit 2 Fountain Court
Fountain Lane
St Mellons
Cardiff
Cardiff / Caerdydd
CF3 0FB

Application Reference:

14/10371/LBC



This permission does NOT
include approval under
Building Regulations

In pursuance of its powers under the above mentioned Act, the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority') hereby grants **PERMISSION** for the following development:

"Works to enhance the existing access to, and suitability of the roof space for roosting bats. (Listed Building Consent) at Clydach House , Saleyard, Gilwern, Abergavenny NP7 0HD

subject to the following condition(s):

- 1 The works hereby permitted shall be begun before the expiration of five years from the date of this consent.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans [drawing nos. NP1v1, NP2v1, NP3v1, NP4v1rcvd 21/1/2014] unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

- 1 Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Informative Notes:

- 1 Without the appropriate licence it is a criminal offence to harm or disturb many protected species of mammal (for example bats), reptile, amphibian, bird, plant and habitat. It is also an offence to disturb the nests or eggs of any wild bird during their breeding season. For further information about protected species visit www.naturalresourceswales.gov.uk. If, during any works in relation to the development hereby permitted any protected species are discovered or nesting birds disturbed, works must immediately cease and Natural Resources Wales be contacted.

Policies considered relevant to this decision:

Policy 15 : Listed Buildings (Local Development Plan 2013)

Signed:**National Park Authorised Officer****Date:**

3rd April '14.

Brecon Beacons National Park Authority

NOTES TO APPLICANT

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may appeal to the National Assembly for Wales in accordance with sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ. The National Assembly for Wales has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the National Assembly for Wales, 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 reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, or London borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.