

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 Simon Brown
14 Monk Street
Monmouth
Monmouthshire
NP25 3NZ

Application Reference:

15/12370/CON

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:

“Variation of condition 2 of Listed Building Consent reference 10/04641/LBC to allow minor material amendments to design.” (Variation/Renewal of Conditions) at The Long Barn, Ty Mawr Road, Gilwern, Monmouthshire NP7 0EB

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; NP4v1; NP5v1), unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 Prior to the installation of the consented internal insulation, full details (including the method for attaching the insulation to the walls of the listed building) shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in complete accordance with the approved specification.
- 5 The development and construction works shall be carried out strictly in accordance with Method Statement, Issue 2, dated 8th July 2015 and drawing NP5v1 as submitted to the Local Planning Authority.
- 6 The biodiversity mitigation and enhancement measures shall be undertaken and/or installed prior to first use of the development. Within three months of the first use of the building, a report prepared by a suitably qualified bat consultant confirming their adequate installation shall be submitted to the Local Planning Authority.
- 7 Annual monitoring surveys shall be undertaken in accordance with the approved Method Statement, Issue 2, dated 8th July 2015 (page 17-18, paragraph F.2). The results of these surveys shall be submitted to the local planning authority within 2 months of their being undertaken.

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.
- 3 To ensure that the materials harmonise with the surroundings.
- 4 To ensure that impacts on the listed building are minimised.

- 5 To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan. To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006.
- 6 To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan. To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006.
- 7 To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan. To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006.

Informative Notes:

- 1 The details submitted under discharge of conditions application reference 15/12458/DISCON are considered sufficient to meet the requirements of conditions 3 and 4 of this decision notice as advised by letter on the 10 August 2015. The purpose of conditions 3 and 4 is to allow for a further submission of details if necessary.
- 2 The applicant should apply to NRW for a European Protected Species licence under Regulation 53(2)e of The Conservation of Habitats and Species Regulations 2010 before any works on site commence that may impact upon bats. Please note that the granting of planning permission does not negate the need to obtain a licence.
- 3 Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX
Tel: 0300 065 3000

Signed: 

National Park Authorised Officer

Date: 17th September 2018

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.

