

**Blaby District Council
Planning Committee**

Date of Meeting 25 July 2024
Title of Report **Recommended conditions in respect of listed building consent reference 24/0318/LBC for: Single storey side extension, along with change of side elevation window to a french door (Part Retrospective)**
Report Author Stephen Dukes, Development Services Team Leader

1. What is this report about?

- 1.1 The purpose of this report is to advise Members of recommended conditions to attach to listed building consent 24/0318/LBC.

2. Recommendation(s)

- 2.1 That Members resolve to grant listed building consent, subject to the imposition of the following conditions:-

1. The works to which this consent relates shall be begun within three years from the date of this consent.

REASON- To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.

2. The works hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Layout Drawing No. 624-01 Rev G (received by the District Planning Authority on the 11 April 2024).

REASON: For the avoidance of doubt.

3. No above ground construction shall take place until details of the materials to be used on the external elevations (including windows, downpipes and doors); have been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of visual amenity.

4. No above ground construction shall take place until details of the brick bonding have been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the brick bonding used and the appearance of the listed building when completed, in the interest of visual amenity.

5. No above ground construction shall take place until details of the methodology for the extension to the existing building has been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the methodology for the building work, to ensure that the proposal would not cause harm to the existing listed building

6. Prior to commencement of the works, details of the internal finish to be used on the existing external walls shall be submitted to and agreed in writing with the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the methodology for the building work, to ensure that the proposal would not cause harm to the existing listed building.

3. Reason for Decision(s) Recommended

- 3.1 The proposed conditions outlined above are considered necessary to ensure the works are carried out satisfactorily. The conditions have been suggested in light of Members' decision to resolve to grant listed building consent for this proposal by overturning the Officers recommendation of refusal, subject to the imposition of the conditions recommended in paragraph 2.1.

4. Matters to consider

4.1 Background

At the Planning Committee on 13 June 2024, Members resolved to grant listed building consent for the single storey side extension, along with change of side elevation window to a french door (Part Retrospective) at 1A George Street, Enderby, under listed building consent application reference 24/0318/LBC. As part of this decision it was resolved that suggested conditions be reported back to this Committee to be agreed by Members.

