

LISTED BUILDING DECISION NOTICE

DETERMINATION OF APPLICATION FOR LISTED BUILDING CONSENT

Town and Country Planning (Listed Building and Conservation Area) Act 1990

Application No:	PL/2015/51467/LBC
Case Officer:	Julia Sykes
Date of Decision:	15.12.2015
Location:	158 High Street, Solihull, B91 3SX
Proposed Development:	Demolition of two storey infill extension, construction of new fire escape link to rear elevation and associated internal and external works to facilitate the interface of the Touchwood extension structure and fabric.
Date Registered:	8th July 2015
Applicant:	Lend Lease Retail Partnership
Agent:	Mr Simon Zargar

The Solihull Metropolitan Borough Council as Local Planning Authority hereby **GRANTS LISTED BUILDING CONSENT** as shown below, for the above described development.

The development must conform with the terms and approved plans and must remain in conformity with such terms and plans, subject to and save as may be otherwise required by any of the following conditions:-

STANDARD CONDITIONS

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 140129-A-Si-00-D-120B; 140129-A-P-VA-D121B; 140129-A-P-VA-D122B; 140129-A-P-VA-D123B; 140129-A-P-VA-D124B

To ensure compliance with the approved plans and details to safeguard amenity and the quality of the environment in accordance with Policy P14 and P15 of the Solihull Local Plan 2013

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2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Before development hereby approved commences details must be submitted to and approved in writing by the Local Planning Authority showing:

- (a) all elevation materials including traditional pattern cast iron rainwater goods.
- (b) 1:10 drawings of all external frames including details of their enclosing openings (cills, jambs, arches etc.) plus full size joinery sections, glazing details and confirmation of the depth of all door and window recesses.
- (c) full details of bricks for repair works.
- (d) 1:10 details and full size sections of all external ironwork.
- (e) details of external ironmongery.
- (f) decorative finishes and colours used externally.
- (g) details of the brick bonding, mortar mix and proposed joint.

Thereafter the development shall be carried out in full accordance with the approved details and maintained for the lifetime of the development.

To ensure that the character and appearance of the listed building is preserved in accordance with Policy P16 of the Solihull Local Plan 2013.

4. A description of the action and works to be taken and carried out under this consent shall be submitted to the Local Planning Authority as a comprehensive Method Statement before any work of demolition is begun, or at such later time as may be agreed in writing with the Local Planning Authority, and no work of demolition shall be commenced until the Local Planning Authority has given its approval in writing to the proposed actions and works. Such actions and works shall include, in relation to the historic building to be retained, measures to strengthen any wall or vertical surface; to support any floor, or horizontal surface; and to provide protection for the building against the weather and vandalism or theft during the progress of the works. The Method Statement shall also include clarification in writing and on a suitable floor plan and elevations the precise extent of the proposed demolition.

To safeguard the stability of the listed building which is to be retained in accordance with Policy P16 of the Solihull Local Plan 2013.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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The Local Planning Authority has worked positively and proactively with the applicant during the application process to check and/ or identify any required solutions to ensure that the proposal is sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. Any solutions identified have been incorporated into the proposal and/or have been secured by planning condition(s). On this basis the Local Planning Authority have therefore implemented the requirements in Paragraphs 186-187 'Decision taking' of the National Planning Policy Framework.

The following policies of the Solihull Local Plan 2013 were considered relevant:

Solihull Local Plan (2013)

P15 Securing Design Quality

P16 Conservation of Heritage Assets and Local Distinctiveness

Government Guidance

NPPF

Planning Practice Guidance

Historic England Good Practice Guidance

Good Practice Note (GPN) 2 'Managing Significance in Decision Taking'

GPN 3 'The Setting of Heritage Assets'.

Signed



James Carpenter BA (Hons) MSc MRTPI
Head of Development and Regulatory Management

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TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision of your application, then you must do so within: 28 days of the date of the service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice.

If this is a decision to refuse planning permission other than those specified above, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice,

If this is a decision to refuse permission for works to a TPO tree, if you want to appeal against your local authority's planning decision then you must do so within 28 days of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.