



WARWICK DISTRICT COUNCIL

Notice of Decision of District Planning Authority

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Mr Zamin
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Listed Building Consent : GRANTED

Application Reference: W/22/1884/LB
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Notice is hereby given that Listed Building Consent is GRANTED for:

This application is for the repair works to the exterior ashlar sandstone of Grade II listed Woodcote House. The repairs vary depending on the severity of the issue and range from as little as mortar replacement up to full stone replacements.

at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QB

for Warwickshire Police in accordance with the application submitted on 29/11/22.

Subject to the following condition(s):

- 1 The works hereby permitted shall begin not later than three years from the date of this consent. **Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 4400, 4401, 4402, 4403, 4404, 4405 and 4406, and specification contained therein, all submitted on 29/11/2022. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

PRE-COMMENCEMENT CONDITION:

- 3 No development shall be carried out above slab level unless and until samples of the external facing materials and mortar to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried

out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

The Council positively encourages potential applicants and their representatives to take up the pre-application services offered by the Council. In reaching this decision the Council has sought, via the offer of the provision of pre-application advice, to work proactively with the applicant(s) and their representatives in order to foster the delivery of sustainable development, in accordance with the requirements of the National Planning Policy Framework.

Dated: 20/02/2023



Date Dispatched: 20/02/2023

Any pre-commencement conditions listed on this decision notice must be discharged **before works commence on site**. Failure to do this may mean implementation of planning permission is unlawful.

IT IS IMPORTANT THAT YOU READ THE ATTACHED ADVICE TO APPLICANTS.



DEVELOPMENT SERVICES

DEVELOPMENT MANAGEMENT SECTION

Advice Notes to Applicants following grant of permission

These notes clarify the further requirements you may need to comply with before a permission is implemented and explain any relevant appeal procedures. Please read these notes carefully.

1. **Community Infrastructure Levy (CIL)**

It is the responsibility of the liable party to understand and comply with the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), including any eligibility for relief. Warwick District Council (WDC) can only make an assessment of a CIL liability based on the information provided. If unsure, it is vital that a developer checks with WDC prior to a permitted proposal commencing as to whether it is CIL liable or not. Adherence to the CIL Regulations is mandatory not optional. Information on CIL and relevant forms can be found on the Council's website at:

https://www.warwickdc.gov.uk/info/20798/community_infrastructure_levy_cil

If you have any queries, contact Warwick District Council's CIL Officer via CILAdmin@warwickdc.gov.uk or 01926 456066.

2. **Discharge of Conditions**

It is necessary to comply with all conditions on the Notice of Decision. Failure to do so may result in formal action being taken against you by the Council. If you wish to discuss the conditions, please contact the Case Officer who dealt with the application. If you don't have the contact details to hand, the relevant name and direct line telephone number can be found by using the planning application search facility provided on our website www.warwickdc.gov.uk.

- Where the request relates to a permission for development which falls within category 6 or 7(a) of Part 2 to Schedule 1, £34 for each request.
- Where the request relates to a permission for development which falls within any other category of that Schedule, £116 for each request.

Any fee paid under this regulation shall be refunded if the local planning authority fails to give the written confirmation requested within a period of twelve weeks from the date on which the authority received the request.

3. **Variations to Approved Plans**

This decision relates only to development in complete accordance with the plans hereby approved and any conditions imposed. Should you wish to make any variation to these plans for any reason (including the need to comply with Building Regulations) you should discuss the matter with the Case Officer before

carrying out the work affected by the variation, as a further application may be required however small the amendment may appear to be. Failure to comply may result in Enforcement Action, or Prosecution in the case of unauthorised works to Listed Buildings.

- £34.00 if the application is a householder application
- £234.00 in any other case

4. **Separate Building Regulations Approval**

The approval does not imply permission under the building regulations. A separate application may be required and you should obtain any appropriate consent before carrying out the work. For advice regarding this, please contact the Building Control Section during normal office hours. Tel. (01926) 456551.

5. **Appeals to the Secretary of State**

You can submit your appeal electronically via www.gov.uk
This also allows you to track progress of your appeal online.

You can also obtain the appeal forms from: The Planning Inspectorate,
Temple Quay House,
2 The Square,
Temple Quay, Bristol.
BS1 6PN
Tel: 0303 444 5000

- In relation to applications for Householder development, you have **TWELVE WEEKS** from the date of the decision notice.
- In relation to applications for *i. Planning Permission (non-householder), ii. Reserved Matters and iii. Discharge of Conditions* you have up to **SIX MONTHS** from the date of the notice of the decision or determination giving rise to the appeal.
- Advertisement Consent appeals should be made within **EIGHT WEEKS** from the date of the decision notice.
- In relation to Listed Building or Conservation Consent you have up to **SIX MONTHS** from the date of receipt of the decision notice.
- In relation to applications for minor commercial development, you have **TWELVE WEEKS** from the date of this 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.

If you wish to discuss the appeal procedure then contact the Case Officer. If you wish to discuss whether there is any opportunity to resolve the issue, for example, by the submission of a further application then contact the Case Officer who dealt with the application.

6. **Disabled Access and Facilities**

The provisions of Part M of the Building Regulations 1991 (as amended) applies to all new buildings including dwellings and, in certain instances, extensions to buildings. You are advised to contact the Building Control Section for further advice.

7. **Purchase Notices**

If either the local planning authority or the Secretary of State for the

Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that the land has become incapable of a reasonably beneficial use. In these circumstances, the owner may serve a purchase notice on the Council seeking to require the Council to purchase the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

8. **Demolition of all Buildings**

Any persons wishing to undertake demolition should notify the Council as required by Section 80 of the Building Act 1984. Such applications should be made to the Building Control Section 6 weeks prior to any demolition taking place.

9. **Listed Building Demolition**

Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the District Planning Authority) until notice of the proposal has been given to English Heritage, Architectural Investigation Section, The National Monuments Record Centre, Kemble Drive, Swindon, SN2 2GZ - Tel. 01793 414715, and officers of English Heritage subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. A copy of form STAT.E, on which you may notify English Heritage of the proposal to demolish the building, is enclosed, where needed.

10. **Works within the Public Highway**

It is pointed out that if construction work will involve excavation in the highway for the construction of a vehicular access crossing or for the connection of services it will be necessary to obtain the approval of the County Highway Authority before work commences in the highway. Permissions are also necessary for the erection of scaffolding, or a hoarding, or the storage of materials on the highway. The County Highways Customer Advice Centre can be contacted on 01926 412515. Particularly in Conservation Areas and on busy traffic routes, apart from in exceptional cases, permissions for the storage of materials or the closure or partial closure of roads for construction purposes will be resisted. The design of the building and subsequent programme of construction should therefore be based on the need to make provision for all materials and construction plant to be contained within the curtilage of the site.

11. **Public rights of way**

Public rights of way must remain open and available for public use at all times unless closed by legal order. The applicant must make good any damage to the surface of any public right of way caused during works. If it is proposed to temporarily close any public right of way during works then an application for a Traffic Regulation Order must be made to Warwickshire County Council's Rights of Way team well in advance. Any disturbance or alteration to the surface of any public right of way requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public right of way.

12. **The Party Wall etc. Act 1996**

If you intend to carry out building work which involves:-

- work on an existing wall shared with another neighbour

- building on the boundary with a neighbouring property
- excavating near a neighbouring building

you must find out whether that work falls within the Act. If it does, you must notify all affected neighbours. Further information can be found on the [Party Wall Act pages on GOV.UK](#).

13. **Flues/Vents/Extraction Systems on Domestic Dwelling Houses**

Whilst planning permission may not be required for minor items such as modest flues, outlets for gas installations, kitchen extract systems or ventilation outlets to equipment such as tumble dryers, in order to avoid the potential for causing nuisance to neighbours you should ensure, together with your installation engineer or builder, that any newly installed or relocated outlets are directed so that the plume produced – often only visible during very cold weather – is not discharging over neighbouring property. The Council has powers to address a statutory nuisance from fumes and/or odour if this advice is not followed, which could result in significant post installation costs from the relocation or redirection of the outlet to your system. It is also always best to check first with the relevant Area Team (numbers previously given in 2) whether planning permission is required for such an installation. Building Regulations permission may also be required.

14. **Considerate Constructors Scheme**

Warwick District Council would encourage the developer to voluntarily register with the Considerate Constructors Scheme and agree to abide by the Code of Considerate Practice, designed to encourage best practice beyond statutory requirements in order to care about appearance, respect the community, protect the environment, secure everyone's safety and value workforce. For more information please refer to the website: <https://www.ccscheme.org.uk/>

15. **Construction Site Working**

Construction works have the potential to cause nuisance to neighbouring residents such as noise from use of plant and equipment, activity at unsociable hours, delivery vehicles blocking roads, dust from site working, bonfire and deposit of mud and/or dust on the roads. To minimise nuisance, it is recommended that:-

- Work which is likely to give rise to noise off-site should be restricted to the following hours:- Mon-Fri 7.30 am – 5 pm, Sat 7.30 am – 1 pm. No working Sundays or Bank Holidays.
- Delivery vehicles should not be allowed to arrive on site before 8 am or after 4.30 pm Mon-Fri, 8 am – 1 pm Sat and not on Sundays or Bank Holidays.
- "Best practicable means" shall be employed at all times to control noise and dust on site.

If you require more specific advice on the above two matters please contact the Environmental Health Department on 456725 or email ehpollution@warwickdc.gov.uk.

16. **Street Naming and Numbering**

All new developments, infills of additional properties and property conversions require new addresses to be issued by the District Council, in accordance with the Public Health Act 1925 and the Town Improvements Clauses Act 1847. To arrange for an address to be issued contact Street Naming and Numbering on

01926 456510 or email at snn@warwickdc.gov.uk after construction work has commenced and before completion.

17. **Pest Infestation & Disease Transmission**

In order to minimise the risks of pest infestation and disease transmission during the demolition and construction of buildings, please be aware of the importance of ensuring that that the planning and design of new projects do not create additional avoidable problems, and to recognise and minimise risk to ensure that they do not create conditions that encourage and support pest infestation. The Local Authority would expect property design to include avoidance of harbourage, water filled drainage ditches and the blocking off of drainage systems and other structural components when necessary. A document has been produced by the Chartered Institute of Environmental Health called *Pest Minimisation* as a guide for best practice for the construction industry.

18. **Coal Authority - Development Low Risk Area - Standing Advice**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
<https://www.gov.uk/government/organisations/the-coal-authority>

Issue Date: Revised January 2023