



LISTED BUILDING CONSENT GRANTED

To: Mr Naresh Sambanthamoorthy
125, 420 London Road
Croydon
CR0 2NT
Croydon

Applicant: Mr Neil
Cedar Lodge
4 Cedar Lodge Drive
Wolverton
Milton Keynes
MK12 5ES

Application no: 17/01023/LBC

Milton Keynes Council, under their powers provided by the above legislation, **Grant**

Listed building consent for single storey extension

At: Cedar Lodge 4 Cedar Lodge Drive Wolverton Milton Keynes MK12 5ES

In accordance with your application, valid on 13th April 2017

Approval is given subject to the condition(s) set out below. Some of the conditions may require further details to be provided **before the development commences**. The conditions need to be complied with for the permission to remain valid. If the conditions are not complied with, legal action can be taken against the developer and the land owner. The details required by the conditions, need to be submitted formally to the Council. Call the Planning Enquiries number at the bottom of the page or use the link www.milton-keynes.gov.uk/publicaccess for further details.

Conditions:

(1) The approved development shall be carried out in accordance with the following drawings/details:

P101 PRO GROUND FL PL electronically registered on 18th May 2017

P102 PRO ROOF PL electronically registered on 18th May 2017

P103 PRO FRONT ELEV electronically registered on 18th May 2017

P104 PRO SEC electronically registered on 18th May 2017

Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

(2) The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.



Reason: To prevent the accumulation of listed building consents; to enable the local planning authority to review the suitability of the works in the light of altered circumstances; and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004. (D12)

(3) The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority.(M01)

Reason: To ensure that the development does not detract from the appearance of the locality.

Working with the Applicant

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework Milton Keynes Council takes a positive and proactive approach to development proposals focused on solutions. Milton Keynes Council works with applicants/agents in a positive and proactive manner by: offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application; where possible suggesting solutions to secure a successful outcome; informing applicants/agents of any likely recommendation of refusal prior to a decision; and by adhering to the requirements of the Milton Keynes Council Corporate Plan and the Planning and Transport Service Plan.

In this instance the applicant was provided the opportunity to submit amendments to the scheme.

Building Regulations

Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via http://www.milton-keynes.gov.uk/building_control or the Building Control Helpline Tel. (01908) 252721.

Your attention is drawn to the attached notes.

Date: 4th June 2017

A handwritten signature in blue ink that reads 'K. Lycett'.

Katy Lycett
Interim Development Management Manager
For and on behalf of the Council

NOTES

- (1) There must be no departures from the approved application, particulars and plans without the written consent of the Council.
- (2) This consent does not exempt the applicant from obtaining planning permission or byelaw consent, where necessary, or compliance with any statutory requirements.
- (3) 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, they may appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals can be made on a form which is obtainable from the Planning Inspectorate, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Customer Support Unit Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website www.planning-inspectorate.gov.uk.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

- (4) If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Council of the district a purchase notice requiring the council to purchase his/her interest in the land in accordance with provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- (5) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).