

South Kesteven District Council

Development Management

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Mr Jeremy Wayman,
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George Stephenson House
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LISTED BUILDING CONSENT

Planning (Listed Buildings and Conservation Areas) Act 1990

Part I – Particulars of application

Application No:	S15/2621/LB
Date Received:	16 September 2015
Applicant:	Network Rail Infrastructure Ltd
Proposal:	Alteration of listed building. (Amendment to scheme approved under application Ref:S15/0310/LB)
Location:	Stamford Railway Station, Station Road, Stamford, Lincolnshire, PE9 2JL
Decision/Date:	Approved conditionally - 19 October 2015

SUMMARY OF REASON(S) FOR APPROVAL

Consent is sought for an amendment to an approved scheme for a replacement canopy at the grade II listed Stamford Railway Station.

It is considered that the proposed amendment is relatively minor and will not impact on the character or appearance of the listed building and its significance as a statutorily designated heritage asset will be preserved.

The proposal is in accordance with central government policy on conservation and enhancement of the historic environment contained in the NPPF (March 2012) and relevant guidance in the Planning Practice Guide.

Part II – Particulars of decision

The South Kesteven District Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 that **consent has been granted** for the carrying out of the works referred to in Part I hereof, in accordance with the application and plan(s) submitted, subject to the following condition(s) and reason(s):

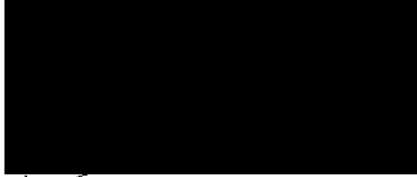
1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Standard Note(s) to Applicant:

- A. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.
- B. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
- C. The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact South Kesteven District Council Development Management for clarification prior to the commencement of any works.
- D. The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application. Listed building consents and Conservation area consents do not require a fee. Any number of conditions relating to a specific application can be considered as one application or can be considered individually. There is a form on-line at www.southkesteven.gov.uk/planning or Customer Services will complete a short form taking the relevant details. We have 8 weeks in which to make our decision, after this date, you can appeal to the Secretary of State.



PAUL THOMAS
Executive Manager
Development & Growth

Date: 19 October 2015

NOTES TO APPLICANT FOR GUIDANCE WITH LISTED BUILDING CONSENT APPEALS

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

These notes relate to two forms of application:

- an application for Listed Building Consent;
- an application to vary or discharge a condition attached to a grant of Listed Building Consent.

Your attention is drawn to those notes below which apply to the particular form of application described on the notice of decision.

LISTED BUILDING CONSENT

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Buildings & Conservation Areas) Act 1990 before 19 Apr 2016. (Appeals must be made on a form which is obtainable from the Department of the Environment.) The Secretary of State 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 is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, 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 District Council in which the land is situated 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 Buildings & Conservation Areas) Act 1990.
3. 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 him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

VARIATION OR DISCHARGE OF CONDITION

If the applicant is aggrieved by the decision of the Local Planning Authority:

- to refuse to vary or discharge the conditions attached to a Listed Building consent; or
- to add new conditions consequential upon any such variation or discharge

he may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Buildings & Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form that is obtainable from the Department of the Environment.) The Secretary of State 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.

The forms can be obtained from **The Planning Inspectorate, Registry/Scanning Team, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. The appeals Helpline is Tel: 0303 444 5000.**