



## Planning Services

County Hall, Colliton Park  
Dorchester, Dorset, DT1 1XJ

) 01305 838336- **Development Management**

) 01305 224289- **Minerals & Waste**

8 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Ms Eleanor Dodd

Main Street  
Broadmayne  
Dorchester  
DT2 8EB

**Date:** 6 February 2023

**Ref:** P/LBC/2022/06218

**Case Officer:** Tobias Carleton-Prangnell

**Team:** Western and Southern

) 01258 484378

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# Planning Decision Notice

## Listed Building Consent

Planning (Listed Buildings & Conservation Areas) Act 1990

The Planning (Listed Buildings & Conservation Areas) Regulations 1990

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**Application Number:** P/LBC/2022/06218

**Location:** 42 The Old Post Office Main Street Broadmayne Dorchester  
DT2 8EB

**Description:** Proposal to remove cracked render to the front of the property  
and replace/repair with lime-based plaster.

Retain works to thatch ridge and left hip (carried out by master  
thatcher in Jan 2022).

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Dorset Council **grants** listed building consent for the works as detailed in the application.  
In making this decision the Council considered whether the application could be approved  
with or without conditions or should be refused.

This consent does not cover Building Regulations Approval or any other Byelaw, Order or  
Regulation. Please see our website [www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/building-control](http://www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/building-control) for more details about making a building regulation  
application and contacting our Building Control Team.

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### This listed building consent is subject to the following conditions:

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1. The work to which this listed building consent relates must be begun not later than the  
expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the  
Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Location plan

Reason: To preserve the architectural and historical qualities of the building.

3. The works shall be carried out in full accordance with the method and specification rendering v2 6.2.23

Reason: to preserve the architectural and historical qualities of the building.

### **Informatives:**

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

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**Decision Date:** 6 February 2023

*Mike Garrity*  
**Head of Planning**  
**Economic Growth and Infrastructure**

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## **Planning Decision Notes**

### **Power to grant listed building consent**

This permission is issued by Dorset Council as the local planning authority set out by section 16 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and The Planning (Listed Buildings & Conservation Areas) Regulations 1990.

### **Site notice**

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

### **Conditions**

You should not start work until you have agreed with the Council the information requested by the conditions. If you fail to do this the works on site could be unauthorised and the Council may consider enforcement action.

The information must be submitted in writing. There is a standard form which you can download from the website [www.dorsetcouncil.gov.uk/planning](http://www.dorsetcouncil.gov.uk/planning). A fee is required each and every time you apply to discharge any or all of the conditions (£34 per request for householder applications, £116 per request for all other applications).

Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

### **Appeals**

If you disagree with our planning decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 20 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within Six Months 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 you want to appeal against our enforcement notice, then you must do so within 28 days of the date of service of the enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

An appeal must be made by the applicant. Forms are available on-line at Appeals - Appeals - Planning Portal

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

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

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

For further information about making can be found at [www.planningportal.co.uk](http://www.planningportal.co.uk)

## **Street Naming and Numbering**

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)