

## **LISTED BUILDING CONSENT REFUSED**

**Application no: 24/00333/LBC**

To: The Chequers  
Mr Darren Smith  
48 Watling Street  
Bletchley  
Milton Keynes  
MK2 2BY  
United Kingdom

Milton Keynes City Council, under their powers provided by the above legislation, **Refuse Permission** for

**Listed Building Consent for the replacement of all wooden sash windows to the front aspect of the building**

**At: The Chequers 48 Watling Street Bletchley Milton Keynes MK2 2BY**

in accordance with your application, valid on 27th February 2024 and the following drawings:

Received 27.02.2024:  
Current Title Plan [Location Plan]  
1/1 - Elevation Drawing

### **The reason(s) for refusing your application are:**

(1) The proposed works are considered to result in less than substantial harm to the significance of the listed building. As no justification for the removal of the vertically moving multi-pane sashes has been provided (as required by Section 206 of the NPPF) and no public

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)  
ACT 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015



benefits have been identified to outweigh the harm of the unjustified replacement of the existing windows the proposed development is in conflict with Policy HE1 of Plan:MK and Section 16 of the NPPF.

**Your attention is drawn to the attached notes**

22nd April 2024

A handwritten signature in blue ink, appearing to be 'JP', with a horizontal line extending to the right.

**Jon Palmer MRTPI – Head of Planning**  
For and on behalf of the Council

### **Right of appeal to the Secretary of State**

If you are aggrieved by the decision of the Local Planning Authority to refuse permission or consent for your proposal or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of the date of this notice. 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 appeal.

Appeals must be made using a form which you can get online at [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate) or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State need not consider an appeal if it seems to them that the Local Planning Authority could not have granted planning permission or consent for the proposal 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

Further details can be found online at [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate).

### **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 they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)  
ACT 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015



permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).