

LISTED BUILDING CONSENT GRANTED

To:	Mr Phil Doughty Suite I, Sheffield Business Park Sheffield Business Centre Europa Link Sheffield S9 1XZ United Kingdom	Application no: 24/00335/LBC	Applicant: Star Pubs And Bars (Heineken) Mr Will Judge 3-4 Broadway Park South Gyle Broadway EH12 9JZ
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Milton Keynes City Council, under their powers provided by the above legislation, **Permit** the

Listed Building Consent for the replacement of the existing kitchen rear wall, structural bracing to first floor joists, demolition of single skin brick wall, monopitch roof and timber staircase to be replaced by a metal staircase

At: Bull And Butcher 30 Aylesbury Street Bletchley Milton Keynes MK2 2BA

In accordance with your application, valid on 21st February 2024.

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:

Received 13.02.2024

2443-11 - Proposed Ground and Part First Floor Layout
2443-12 - Existing and Proposed External Elevations
2443-13 - Location Plan
001 Rev C1 - Proposed Remedial Works

Received 21.02.2024

2443-15 Rev A - Proposed Block Plan

Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (General Development Procedure) (England) Order 2015.

(2) The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(3) Prior to the commencement of works a written scheme or drawing detailing the method and extent of the demolition and reconstruction shall be submitted to and approved in writing by the LPA. Works shall then proceed in accordance with the approved particulars.

Reason: to ensure that the demolition would not unacceptably cause harm to the listed building.

(4) Prior to the commencement of any new brickwork, a sample panel of brickwork shall be constructed on site for the inspection and written approval of the Local Planning Authority. The sample panel should use the proposed walling material, mortar type, bond, coursing and

pointing. The panel shall remain on site until the works are completed. The works shall be carried out thereafter in accordance with the approved particulars.

Reason: to ensure that the brickwork would be acceptable in design and appearance and would not cause unacceptable harm to the listed building.

Working With the Applicant

In accordance with paragraph 38 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.

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 <https://www.milton-keynes.gov.uk/planning-and-building/building-control> or the Building Control Helpline Tel. (01908) 252721.

Your attention is drawn to the attached notes

19th April 2024



Jon Raimer MRTPI – Head of Planning

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



For and on behalf of the Council

Planning and Placemaking
Civic, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ
01908 691691
www.milton-keynes.gov.uk/planning-and-building

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 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.

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 permission is refused or granted subject to conditions by the Secretary of State appeal or

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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).