Town and Country Planning Act 1990

REFUSAL OF FULL PLANNING PERMISSION

Applicants Name and Address

Mr G Dickinson
3, Grange House
High Street
KETTON, Stamford
Lincolnshire
PE9 3TA

Agents Name and Address (if any)

Mr G Dickinson
3, Grange House
High Street
KETTON, Stamford
Lincolnshire
PE9 3TA

PART I - Particulars of Application

Date of Validation:

21/10/2002

Application Number:

FUL/2002/0966/CR

Particulars and location of the development

PROPOSAL: Amendment to Condition No 3 of planning permission reference No FUL/2002/0170 to allow use of alternative roofing materials.
3, Grange House, High Street, KETTON, Stamford, Lincolnshire. PE9 3TA.

PART II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the **Rutland County Council** District Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reasons:

1. The application site lies within the curtilage of a listed building constructed from natural stone and Collyweston slate. The roof of the garage approved under the Local Planning Authority's Ref No FUL/2002/0170 will be very prominent in the street scene and it is considered that the proposed use of slate would seriously detract from the apprearance and setting of the listed building and the village conservation area. The proposal is therefore contrary to Rutland Local Plan Policy EN12 that seeks to protect listed buildings from inappropriate development; Policy EN5 that aims to ensure that development in conservation areas would preserve or enhance the character and appearance of the area; and advice within PPG15 which states that new buildings intended to stand alongside historic buildings should be carefully designed to respect their setting and amongst other things use appropriate materials.

Date: 13/12/2002

D. Butler.

Proper Officer of the Council

cc