

**COUNTY OF SURREY**

**MOLE VALLEY DISTRICT COUNCIL**

Pippbrook, Dorking, Surrey RH4 1SJ

Mrs E Temple,  
ET Planning Ltd  
87, Church Street  
Crowthorne  
RG45 7AW

Ref No: MO/2017/2095/LBC  
Listed Building Consent  
27 November 2017  
Amplified and amended by email received  
8/1/2018, by email and plans received  
8/1/2018 and by email received 2/2/2018

(On behalf of Warrant Investments Plc)

**NOTIFICATION OF GRANT OF CONSENT ON  
APPLICATION FOR LISTED BUILDING CONSENT**

IN PURSUANCE of its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990, and The Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations 1990, MOLE VALLEY DISTRICT COUNCIL as the District Planning Authority HEREBY **GRANTS** CONSENT to the works specified in schedule 1 hereto, subject to the conditions specified in schedule 2 hereto and in accordance with the application for listed building consent submitted to the Council on 27 November 2017.

**N.B.** This consent does not constitute approval for any purpose whatsoever other than as indicated above. Consent under other Statutory Enactments including Part III of the Town and Country Planning Act 1990 and compliance with the Building Regulations 2000 may also be necessary.

**IMPORTANT - ATTENTION IS DRAWN TO THE ATTACHED NOTES**

**Schedule 1** Erect single storey below ground rear extension to increase sales area and internal alterations to include relocation of kitchen and new internal staircase.(Application for Listed Building Consent).

**The Surrey Yeoman (PH), 220-222, High Street, Dorking, Surrey,  
RH4 1QR**

**Schedule 2**

**Conditions and Reasons**

1. The development for which consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52(4) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers 438-CDA-ZZ-A1-DR-05-A-0099 Rev 6, 438-CDA-ZZ-A1-DR-05-A-0100 Rev 6, 438-CDA-ZZ-A1-DR-05-A-101 Rev 6, 438-CDA-ZZ-A1-DR-05-A-102 Rev 6, 438-CDA-ZZ-A1-DR-05-A-103 Rev 6, 438-CDA-ZZ-Z1-DR-05-A-0103 Rev 6, 438-CDA-ZZ-A1-DR-05-A-0200 Rev 6, 438-CDA-ZZ-A1-DR-05-A-0201 Rev 6, 438-CDA-ZZ-A1-DR-05-A-0400 Rev 6, 438-CDA-ZZ-A1-DR-05-A-401 Rev 6, 38-CDA-ZZ-A1-DR-08-A-0099 Rev 6, 38-CDA-ZZ-A1-DR-08-A-0100 Rev 6, 38-CDA-ZZ-A1-DR-08-A-0101

Rev 6, 38-CDA-ZZ-A1-DR-08-A-0102 Rev 6 and 38-CDA-ZZ-A1-DR-08-A-0103  
Rev 6 contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Before any above ground works commence, details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

4. Prior to any above ground works commencing, details of all external and internal joinery shall be submitted to and approved in writing by the Local Planning Authority including materials, method of opening and large scale drawings showing sections through mullions, transoms and glazing bars. Windows and door openings should have a reveal to be agreed. The development shall thereafter be implemented in accordance with the approved details.

Reason To ensure that the development is in keeping with the character of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

5. Before any above ground works commence, full details of all proposed extract flues, ventilation systems and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

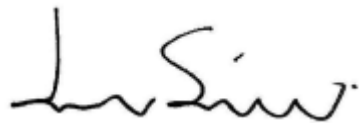
Reason To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

6. Prior to the commencement of the works, a detailed methodology statement for the repair and redecoration of the internal surfaces of the listed building (walls, floors and ceilings) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure that the details are appropriate to the architectural and historic character of the building of special architectural or historic interest, in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

Signed:

A handwritten signature in black ink, appearing to read 'J. Straw'.

Jack Straw  
Corporate Head of Service

Dated: 16-Feb-2018

## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a **decision to refuse planning permission for a householder application**, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a **decision to refuse planning permission for a minor commercial application**, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a **decision to refuse express consent for the display of an advertisement**, and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **None of the above**: If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.
- 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.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development 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.