



Northern Planning Committee

July 16th 2024

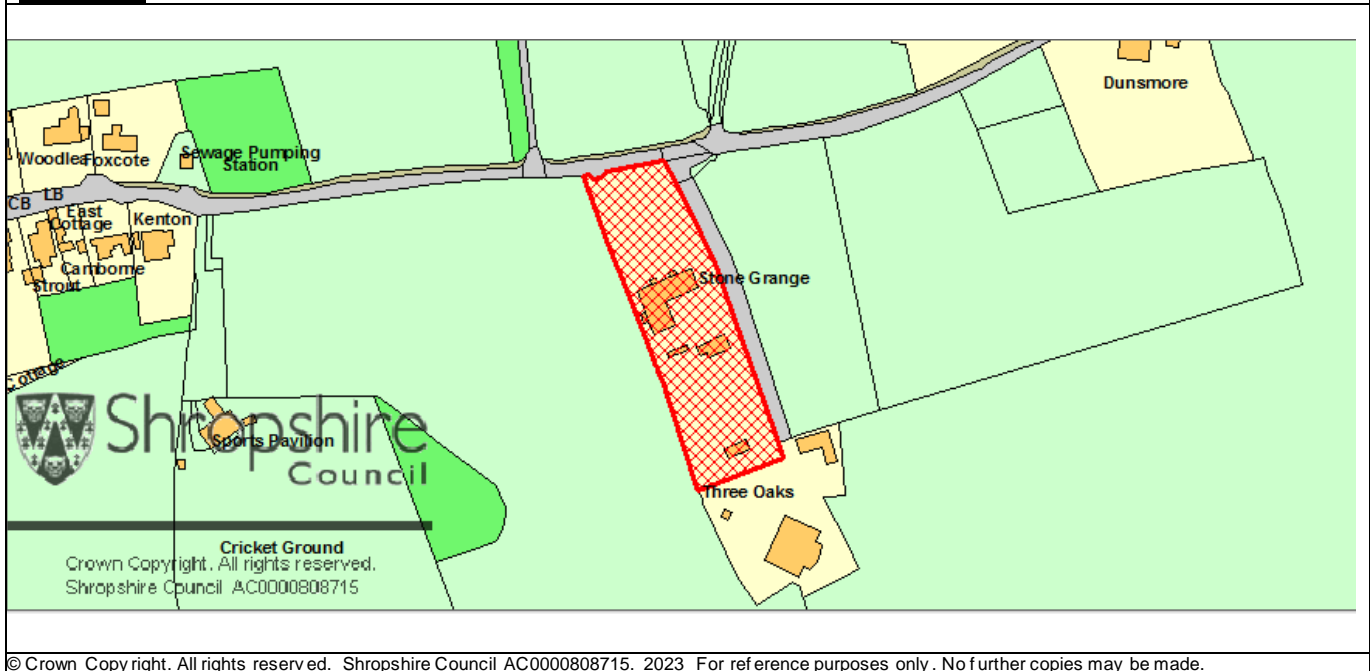
Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

Summary of Application

Application Number: 24/01938/FUL	Parish:	Grinshill
Proposal: Erection of a three bay detached garage with room over and conversion of outbuilding to gym/entertainment room		
Site Address: Stone Grange Grinshill Shrewsbury Shropshire SY4 3BW		
Applicant: Mr and Mrs Philip Cotter		
Case Officer: Jane Preece	email: jane.preece@shropshire.gov.uk	

Grid Ref: 352522 - 323387



Recommendation:- Refusal:

1. The proposed two storey building will sit forward of the main grade II* listed building it is intended to serve (Stone Grange) and occupies a prominent location in relation to the site context. Taking into account this site context in combination with the scale, height and fenestration details of the proposed building (including the dormer windows) then it is considered by the Local Planning Authority that the proposed development would not be visually subservient to the principal grade II* listed building but rather will create an overly dominant feature that will not only adversely impact upon the visual character, appearance and setting of the listed building would further partially obscure the ability to view this important designated heritage asset from the road (particularly the from the north east approach) and cause harm to the significance of this designated heritage asset. No clear and convincing justification for any harm to the designated heritage asset has been provided. Further, it is considered that the harm would not be outweighed by any public benefits arising from development. Accordingly, it is considered that the proposal fails to comply with the requirements of adopted Shropshire Core Strategy policies CS5, CS6 and CS17; Site Allocation and Management of Development (SAMDev) Plan policies MD2 and MD13; the Council's SPD on the Type and Affordability of Housing; Section 16 of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No ecology assessment/s, report/s or survey work has been submitted with the application. In the absence of adequate ecological information, or any information to enable the Council to conclude that such ecological information would not be required, then it is considered that the proposal is unacceptable in that inadequate ecological information has been submitted with the application to allow the impact of the development on statutorily protected species and the natural environment to be fully considered and assessed. Further, in the absence of adequate ecological information, it is not possible to conclude that the proposal will not cause unacceptable harm to protected species. Accordingly, the proposal is considered contrary to policies CS6 and CS17 of the adopted Shropshire Core Strategy 2011; policy MD12 of Site Allocations and Management of Development (SAMDev) Plan 2015 and the National Planning Policy Framework in relation to the requirement to conserve, protect and enhance the natural environment and safeguard protected species.

REPORT

1.0 THE PROPOSAL

- 1.1 The application seeks planning permission for the 'Erection of a three bay detached garage with room over and conversion of outbuilding to gym/entertainment room'
- 1.2 No pre-application advice has been sought. It set out in the submitted Planning & Heritage Statement (PHS) that the agent deemed it unnecessary to take advice prior to the submission.
- 1.3 A concurrent application for listed building consent for the same proposals is under consideration, reference 24/01939/LBC.

Detached garage with room over

- 1.4 The proposed detached garage is to be sited forward of the host dwelling and at right angles with it, on the east side of the property frontage and less than 5 m from the listed dwelling. The proposed detached garage will provide three open bays and the footprint will measure approximately 10.5 m x 6 m. To accommodate the 'room over' the building will also be two storey, accessed via an enclosed staircase, and will have a dual pitched roof, which is approximately 3.2 m high to the eaves and 6.7 m high to the ridge (with gable parapets rising above these heights). The use of the 'room over' is denoted on the submitted plans as a home office, to include a kitchen area and a shower room. However, with the submitted PHS the detached garage is referred to as a '3 bay garage with accommodation' and it is stated that '... A staff bedsit is to be incorporated in the roof of the garage ...'
- 1.5 Natural light to the first floor is to be provided by three dormer windows within the west elevation (double casement with dual pitched roofs) and (what appears to be) a floor to ceiling triple pane window arrangement in the north elevation. A further vertical single pane window is shown within the south elevation which will light the enclosed staircase. Proposed building materials include Grinshill white ashlar, red facing brick, wood cladding and roof tiles. The dormer cheek and fascia external material appears unspecified.

Outbuilding conversion

- 1.6 The outbuilding proposed for conversion is an existing single storey garage/garden store outbuilding, positioned at the rear of the host dwelling and on the eastern side of the plot. It is distanced approximately 22.5 m back from the rear of the listed dwelling, with the garage doors in the south elevation. The proposals are to rework the existing single storey building to form a gym/summer entertainment space with a separate small kitchen and WC. No new external openings are proposed. The existing garage doors are to be replaced with glazing.

2.0 **SITE LOCATION/DESCRIPTION**

- 2.1 Stone Grange is an early 17th century grade II* listed building, originally constructed for Shrewsbury School. The property comprises a large detached dwelling and associated curtilage, situated on the edge of the village of Grinshill.

The dwelling is constructed in local Grinshill ashlar sandstone under a plain tiled roof and its frontage is orientated to face the road (north). The curtilage is bounded by a mix of trees, hedges and stone walling with open fields to the sides (east and west). To the rear, within the former grounds of the dwelling, a new dwelling has been constructed and is now in separate ownership from Stone Grange. That dwelling is accessed via an access lane running parallel with the eastern boundary of Stone Grange. That access was approved in April 2013 (under application reference 12/01057/FUL) together with an outbuilding at the southern end.

Within the curtilage of Stone Grange there are currently no outbuildings forward of the principal front face of the dwelling. There is a single storey garage/garden store outbuilding to the rear east which is the outbuilding proposed for conversion as part of this application. The existing outbuilding is of Grinshill stone under a tile roof. It is stated in the submitted PHS as likely mid C19th construction and altered in the C20th.

There is a further detached, single storey, garden room positioned at the southern end of the garden, which was granted consent in October 2018 (under references 18/03133/FUL and 18/03134/LBC).

Members will note that within section 4.1.2 the Council's Conservation Officer refers to a recent kitchen extension. That extension was granted consent in September 2015 (under references 15/03322/FUL and 15/03323/LBC). It is single storey and positioned off the rear (south) elevation of the original dwelling. A single storey lean-to extension has since been approved and added to the west elevation of the kitchen extension, to provide a utility, which was granted consent in March 2022 (under references 22/00530/FUL and 22/00531/LBC).

All the existing structures described above are evident in the map extract included within this report and listed in the relevant planning history section.

3.0 **REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

3.1 The Parish Council have submitted comments of support and the officer recommendation is for refusal. The Development Manager in consultation with the committee chair/vice chair and the Local Member agrees that the Parish Council has raised material planning issues and that the application should be referred to committee for consideration.

4.0 **Community Representations Summary**

4.1 **Consultee Comments**

4.1.1 **SC Archaeology** – Background to Recommendation: Site is in Grinshill, a settlement with early medieval origins recorded in Domesday Survey of 11th century. Proposed development is erection of garage to NE of Stone Grange, a Grade II* listed building built for Shrewsbury School in early 17th century and with mid-late 19th century alterations and extensions.

In watching brief during 2016 groundworks to south of Stone Grange, previously unknown vaulted brick structure, likely source of water from 19th century, was recorded. It is possible further as-yet unknown archaeological remains exist within site. Site is considered to have low to moderate archaeological potential.

RECOMMENDATION: In view of above, and in line with Paragraph 200 of NPPF and SAMDev Policy MD13, recommend programme of archaeological work be

made condition of any planning permission for proposed development. This should comprise an archaeological watching brief during excavation of footings and any necessary services for new garage. An appropriate condition of any such consent would be: -

Suggested Conditions:

No development approved by this permission shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: The site is known to hold archaeological interest.

4.1.2 SC Conservation – Stone Grange Grade II* listed. Therefore careful consideration required as to alteration or new buildings in its setting.

Property was built for Shrewsbury School. Dated 1631, although list description suggests could be marginally early. Has later additions and alterations. Built from yellow/grey Grinshill sandstone under tile roof.

Stone Grange sits within large plot. Plot was once larger, but part has been developed approximately 10 years ago to provide swimming pool building which was later changed into dwelling.

Historically were no structures beyond front line of dwelling. View of house from roadside appears little changed. Therefore, have concern with location of proposed garage, and its overall height, as this will partially obscure ability to view Stone Grange from NE approach on High Street.

Further consideration required as to how all buildings here are used, and whether first floor accommodation could be located somewhere else to bring height of proposed building down. Repurposing of existing outbuilding/garage is to provide further domestic use where an existing, more recent, kitchen extension could provide garden related entertaining space and retain this building for gym and office, rather than two storey building at frontage.

Recommendation: Express concern regarding proposal and consider; as submitted it will cause harm to significance of designated heritage asset and there is insufficient clear and convincing justification for this harm (paragraphs 206 and 206 of NPPF). In addition, cannot see there is any public benefit arising from scheme, as required by paragraph 208 of NPPF and MD13 of SamDev. Therefore, identified harm cannot be outweighed when tests are applied, and given that great weight is applied by application of Section 66 (1) of Planning (Conservation Area & Listed Building) Act 1990 to this consideration, harm does not outweigh any public benefit of scheme.

- 4.1.3 **Historic England** – Proposal affects curtilage of Stone Grange, listed II* and a designation of 'more than special interest'. Building was constructed in 1631 for Shrewsbury School, constructed in local Grinshill sandstone.

Are concerns with proposed scale and height of new outbuilding. Is not considered it would be visually subservient to principal grade II* listed building and therefore would cause harm to its setting. Proposed provision of first floor and inclusion of overly domestic fenestration details, including dormer windows to what is supposed to be an ancillary outbuilding, would also contribute to such harm. Therefore, is considered such harm would consist of 'less than substantial harm' (on lower end of scale), with no demonstrable public benefit.

Recommendation

Where development proposal will lead to less than substantial harm to significance of designated heritage asset, this harm should be weighed against public benefits of proposal including, where appropriate, securing its optimum viable use (paragraph 208).

Historic England has concerns regarding applications on heritage grounds. Consider issues and safeguards outlined in our advice need to be addressed for applications to meet requirements of paragraphs 204, 206 and 208 of NPPF.

In determining the applications LPA should bear in mind statutory duty of Sections 16(2) and 66(1) of Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to have special regard to desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Also, Section 38(6) of Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with development plan unless material considerations indicate otherwise. Is noted LPA has relevant local development plan policies that include historic environment, including policies CS6 and CS17 of Core Strategy and policies MD2 and MD13 of SAMDev.

4.2 **Public Comments**

- 4.2.1 **Grinshill Parish Council** - Three councillors visited Stone Grange on Monday 24th June 2024 to inspect and discuss the proposals outlined in the above planning application.

Garage

Noted that the style of the building was tastefully designed and much in sympathy with the construction of the main house, being largely to be built of Grinshill sandstone, dormer windows - reflecting those of the house – and stone verge parapets.

Councillors thought that the hedge on the eastern boundary of the proposed garage would have to be removed to accommodate the new building. As such it was considered that the eastern elevation should be faced in Grinshill sandstone in keeping with all other buildings on site. It is understood that the first floor will be used for office accommodation but to change it to residential might require planning consent or be subject to certain conditions being met.

Gym

It was considered that the installation of Bifold doors in place of the up and over doors would greatly improve the appearance of the building.

Council fully supports the application.

4.2.2 Public representations – No comments received.

NB: One public objection has been submitted in respect of the concurrent listed building consent application, which has three elements to the objection regarding the proposed new garage, ie i) the excessive height of the proposed building, ii) the use of brick to the east and south elevations out of character with Stone Grange and other houses in the vicinity and iii) visual impact where the new building will block view of Stone Grange from east and significantly alter character of frontal view of Stone Grange.

5.0 THE MAIN ISSUES

- Policy and principle of development
- Siting, scale, design and impact on heritage asset/historic environment
- Impact on neighbours/residential amenity
- Impact on natural environment
- Drainage and flood risk

6.0 OFFICER APPRAISAL

6.1 Policy and principle of development

6.1.1 Stone Grange occupies a countryside location for development plan purposes and is a grade II* listed building. Grade II* buildings are particularly important buildings of more than special interest (and amount to approximately 5.8% of all listed buildings in England).

6.1.2 In brief the application proposes the erection of a new, two storey building at the front of the existing listed dwelling to provide a 3 bay detached garage with ancillary residential accommodation above, together with the conversion of the existing garage/garden store building located to the rear of the listed dwelling, to

form a gym/entertainment room. The proposals are otherwise described in more detail in section 1.0 above.

- 6.1.3 The proposals fall to be assessed against Shropshire Core Strategy policies CS5, CS6 and CS17; SAMDev policies MD2, MD12 and MD13; the Council's SPD on the Type and Affordability of Housing and the National Planning Policy Framework (NPPF), including sections 12 'Achieving well designed and beautiful places'; 15 'Conserving and enhancing the natural environment' and 16 'Conserving and enhancing the historic environment'.
- 6.1.4 To provide ancillary domestic outbuildings is considered acceptable in principle under adopted policies, providing the proposals are of an appropriate siting, scale and design and do not adversely affect designated heritage assets, the historic and natural environment or that of neighbouring and local amenity. Further, in terms of securing ongoing residential use ancillary and incidental to the host dwelling, that appropriate planning conditions can be put in place.
- 6.1.5 In considering the application legislative consideration is also to be given to Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 – where the Act requires that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
- 6.2 Siting, scale, design and impact on heritage asset/historic environment**
- 6.2.1 The national guidance contained in Section 16 of the NPPF and the requirements set out in Shropshire Core Strategy Policies CS6 and CS17 and SAMDev Plan policies MD2 and MD13 all seek to ensure that, amongst other things, all development is designed to a high quality which protects and enhances the historic environment and is appropriate in siting, layout, scale and design, taking into account the local context and character and those features which contribute to local character, and will not adversely impact upon or affect visual character.
- 6.2.2 In considering the application consideration is also to be given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires the LPA to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.2.3 Having regard to the above and the grade II* listed status of Stone Grange, the application has been considered in consultation with the Council's Historic Environment Team and Historic England.
- Archaeology
- 6.2.4 In relation to archaeology, the Council's Archaeologist, advises that the site has low to moderate archaeological potential. Therefore, in line with paragraph 200

of the NPPF and adopted SAMDev Plan policy MD13 it is recommended that a pre-commencement condition be imposed on any consent issued to secure a programme of archaeological work. The recommended pre-commencement condition wording is given in section 4.1.1 above. With this recommended pre-commencement condition in place on any consent that may be granted, it is considered that the proposal is capable of compliance with planning policies in relation to archaeology.

Standing built heritage asset

- 6.2.5 As to the standing built heritage asset of Stone Grange, there is concern with the proposed new garage building and the impact the structure will have on the character and appearance of the grade II* listed building and its setting. Whilst the support of the Parish Council in terms of the style and design of the proposed building is noted, both the Council's Conservation Officer and Historic England have submitted comments of concern. In essence there is concern with the siting of the proposed building forward of the principal listed building in combination with the scale, height and fenestration details of the new structure - whereby it is considered the proposed building would not be visually subservient to the principal grade II* listed building and would further partially obscure the ability to view this important heritage asset from the road (particularly the from the north east approach). Therefore the proposed development would cause harm to the setting and significance of the grade II* listed building.
- 6.2.6 There is a further objection from a local resident echoing the above concerns, in addition to objecting to the use of red brick as walling material to the south and east elevations - which is considered out of keeping both with Stone Grange and other houses visible in the vicinity. At this conjecture officers would also point out that the Parish Council are not in agreement with the use of brick and highlight that, (presumably due to the proximity of the proposed building to the boundary) they consider that the boundary hedge will need to be removed, which would add to the visual impact.
- 6.2.7 Given the foregoing, it is agreed that in the proposed development would cause harm to the setting and significance of the grade II* listed building for the reasons and comments as discussed and that the level of harm is assessed to be less than substantial. In the absence of any clear and convincing justification to demonstrate otherwise (as required under paragraph 206 of the NPPF) it is considered that the less than substantial harm identified is unacceptable and is not considered to be outweighed by any public benefits arising from the proposal (paragraph 208 of the NPPF refers). Further, bearing in mind the requirements of paragraph 205 of the NPPF and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, great weight should be given to a designated heritage asset's conservation, preservation and setting irrespective of the level harm. As such and when assessed overall it is considered that the proposal fails to comply with the requirements of local and national planning policies and legislation concerned with safeguarding the historic environment.

6.3 **Impact on neighbours/residential amenity**

6.3.1 Policies CS6 and CS17 of the Core Strategy and the Council's Housing SPD refer to the need to safeguard residential and local amenity and recognise the importance of ensuring that developments do not have unacceptable consequences for neighbours. In this context the property has only one adjoining neighbour to the south. It is not considered that the proposal will cause any undue harm to their residential amenity. The focus is rather the impact on local amenity in terms of adverse visual and heritage impact as discussed in section 6.2 above.

6.4 **Impact on natural environment**

6.4.1 The NPPF, adopted Core Strategy Policies CS6 and CS17 and SAMDev policy MD12 state that all development should protect the natural environment whilst enhancing environmental assets.

6.4.2 The existing building to be converted is of an age and sited within 200 m of pockets of woodland. Therefore, it is considered that the proposals trigger the need for the application to be accompanied by an Ecology Assessment. The site is also within a buffer zone of the Shropshire Environmental Network. However, the application is not accompanied by any ecology reports, assessments or surveys; nor any other information to enable the Council to conclude that no such information would be required. Therefore, in the absence of such information then it is not possible for officers to conclude that the proposal will not cause unacceptable harm to protected species or the natural environment and the application is not planning policy compliant in this regard.

6.5 **Drainage and flood risk**

6.5.1 Core Strategy Policy CS18 and the NPPF require that development will integrate measures for sustainable water management to reduce flood risk and avoid an adverse impact on water quality.

6.5.2 The site does not lie with the SUDs consultation area and the proposed development is considered unlikely to significantly increase flood risk. Therefore, there are no objections or issues raised in relation to drainage and flood risk. In the event of an approval, it is therefore recommended that an informative be attached to any consent granted, setting out the requirements in relation to sustainable drainage and surface water disposal.

6.6 **Community Infrastructure Levy (CIL)**

6.6.1 Developments involving listed buildings are liable for CIL if an extension/annex of more than 100sqm is created. No completed CIL form accompanies the application. It is the responsibility of the applicant to ensure that they comply with the National CIL Regulations, including understanding how the CIL regulations apply to a specific development proposal and submitting all relevant information.

7.0 CONCLUSION

7.1 Having regard to all the foregoing it is considered that the proposals the subject of the application, on balance and when assessed as a whole, are contrary to prevailing planning policies and legislation concerned with safeguarding the historic and natural environment and refusal is recommended for the following reason(s):

7.2 Refusal is therefore recommended, for the following reason/s:

1. The proposed two storey building will sit forward of the main grade II* listed building it is intended to serve (Stone Grange) and occupies a prominent location in relation to the site context. Taking into account this site context in combination with the scale, height and fenestration details of the proposed building (including the dormer windows) then it is considered by the Local Planning Authority that the proposed development would not be visually subservient to the principal grade II* listed building but rather will create an overly dominant feature that will not only adversely impact upon the visual character, appearance and setting of the listed building would further partially obscure the ability to view this important designated heritage asset from the road (particularly the from the north east approach) and cause harm to the significance of this designated heritage asset. No clear and convincing justification for any harm to the designated heritage asset has been provided. Further, it is considered that the harm would not be outweighed by any public benefits arising from development. Accordingly, it is considered that the proposal fails to comply with the requirements of adopted Shropshire Core Strategy policies CS5, CS6 and CS17; Site Allocation and Management of Development (SAMDev) Plan policies MD2 and MD13; the Council's SPD on the Type and Affordability of Housing; Section 16 of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No ecology assessment/s, report/s or survey work has been submitted with the application. In the absence of adequate ecological information, or any information to enable the Council to conclude that such ecological information would not be required, then it is considered that the proposal is unacceptable in that inadequate ecological information has been submitted with the application to allow the impact of the development on statutorily protected species and the natural environment to be fully considered and assessed. Further, in the absence of adequate ecological information, it is not possible to conclude that the proposal will not cause unacceptable harm to protected species. Accordingly, the proposal is considered contrary to policies CS6 and CS17 of the adopted Shropshire Core Strategy 2011; policy MD12 of Site Allocations and Management of Development (SAMDev) Plan 2015 and the National Planning Policy Framework in relation to the requirement to conserve, protect and enhance the natural environment and safeguard protected species.

7.3 In considering the application due regard has been given to the following planning policies as relevant: Shropshire Core Strategy CS1, CS5, CS6, CS9,

CS17 and CS18; Site Allocations and Management of Development (SAMDev) Plan policies MD2, MD7B, MD12, MD13 and S17; the Council's SPDs on the Type and Affordability of Housing and Sustainable Design, the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

National Planning Policy Framework

CS1 - Strategic Approach

CS5 - Countryside and Greenbelt

CS6 - Sustainable Design and Development Principles

CS9 - Infrastructure Contributions

CS17 - Environmental Networks

CS18 - Sustainable Water Management

MD2 - Sustainable Design

MD7B - General Management of Development in the Countryside

MD12 - Natural Environment

MD13 - Historic Environment

Settlement: S17 - Wem

SPD Type and Affordability of Housing

SPD Sustainable Design Part 1

RELEVANT PLANNING HISTORY:

NS/06/00235/LBC Internal works involving removal and replacement of stud partition walls, works to fireplaces, replacement of doors CONAPP 28th March 2006

NS/07/00097/LBC Proposed alterations to staircase CONAPP 12th March 2007

NS/08/00210/LBC Proposed Swimming Pool CONAPP 15th April 2008

NS/08/00214/FUL Proposed Swimming Pool CONAPP 19th March 2008

10/01832/AMP Proposed non-material amendment to previously approved planning permission Ref NS/08/00214/FUL for 4 no. ensuite rooms GRANT 18th May 2010

NS/84/00770/LBC Construction of first floor fire escape including removal of part of existing pitched roof to outbuildings, replacement with flat roof and erection of entrance porch, and internal alterations (including partial demolition) to form new rooms and provide two additional staircases to second floor. GRLBC

NS/84/00769/FUL conversion of existing dwelling from private residence into private house for elderly, including construction of first floor fire escape and entrance porch extension. GRANT 12/00253/FUL Erection of an indoor swimming pool GRANT 22nd March 2012
12/00254/LBC Listed Building application for the erection of an indoor swimming pool GRANT 4th April 2012
12/01007/FUL Erection of outbuilding with formation of new vehicular access - SEE CASE NOTE AND NEW APPLICATION 12/01057/FUL NPW 13th March 2012
12/01057/FUL Erection of outbuilding with formation of new vehicular access GRANT 4th April 2013
12/01058/LBC Creation of a new access way and erection of an ancillary building - LBC not required. Agent has been told this. NPW 13th March 2012
NS/08/02270/FUL Proposed internal alterations and demolition of outbuildings GRANT 17th March 1984
PREAPP/14/00216 Proposed erection of dwelling PREAMD 4th June 2014
14/02820/FUL Erection of a new dwelling NPW 2nd September 2014
14/04322/FUL Erection of 1No dwelling, formation of vehicular access and installation of septic tank GRANT 28th April 2015
15/03322/FUL Demolition of an existing single storey outbuilding on the south elevation and erection of a replacement single storey kitchen extension GRANT 30th September 2015
15/03323/LBC Demolition of an existing single storey outbuilding on the south elevation and erection of a replacement single storey kitchen extension affecting a Grade II* Listed Building GRANT 30th September 2015
15/04511/AMP Non material amendment to reposition the proposed building to avoid root protection area to existing tree of Planning Permission 12/01057/FUL GRANT 30th November 2015
15/05543/DIS Discharge of Conditions 1 (Time Limit), 2 (Approved plans), 3 (Programme of Archaeological Work), 4 (Materials), 5 (Exterior pipes), 6 (Roof Construction), 7 (Heads and Sills), 8 (Mortar), 9 (Joinery), 10 (Architectural features), 11 (Schedule of Architectural features) and 12 (Construction work) planning permission 15/03323/LBC GRANT 25th October 2016
15/05544/DIS Discharge of Conditions 1 (Time limit), 2 (approved plans and 3 (Scheme of investigation) of planning permission 15/03322/FUL GRANT 24th October 2016
18/03133/FUL Erection of detached garden room GRANT 8th October 2018
18/03134/LBC Erection of a garden room affecting a grade II star listed building GRANT 8th October 2018
22/00530/FUL Erection of single storey lean-to extension on the west elevation GRANT 31st March 2022
22/00531/LBC Erection of single storey lean-to extension on the west elevation affecting a Grade II* Listed Building GRANT 31st March 2022
22/02228/DIS Discharge of Condition 3 (Joinery) relating to Planning Permission 22/00530/FUL DISAPP 29th June 2022
24/01938/FUL Erection of a three bay detached garage with room over and conversion of outbuilding to gym/entertainment room PCO
24/01939/LBC Erection of a three bay detached garage with room over and conversion of outbuilding to gym/entertainment room PCO
NS/97/00248/LBC TAKING DOWN AND REBUILDING OF 3 NO. CHIMNEY STACKS (RETROSPECTIVE APPLICATION) CONAPP 2nd May 1997

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDLBQPTDHT100>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
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Cabinet Member (Portfolio Holder) - Councillor Chris Schofield
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Local Member Cllr Simon Jones

Appendices
