

COUNTY OF SURREY

MOLE VALLEY DISTRICT COUNCIL

Pippbrook, Dorking, Surrey RH4 1SJ

Mr Guy Minshul-Fowler,
Sawkings Architects Limited
1, The Quarry
Betchworth
Surrey
RH3 7BY

Ref No: MO/2023/0976/LBC
Listed Building Consent
7 July 2023

(On behalf of Mrs Joanne Bletsoe, Betchworth
Estate)

**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 7 July 2023.

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 Listed Building Consent for the restoration of Betchworth Forge and change of use from light industrial to office.

The Forge, The Street, Betchworth, Surrey, RH3 7DW

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 number(s) ... 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. Prior to the commencement of the works, a structural survey and/or detailed repair schedule 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: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and 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.

4. Before any above ground works take place, details of all external 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 take place, details 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.

6. Before any above ground works take place, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate either porous materials or the provision of a direct run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason: To preserve the visual amenity of the area and prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

Informatives

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 the National Planning Policy Framework.

Signed:

A handwritten signature in black ink, appearing to read 'P. Mason', written in a cursive style.

Piers Mason
Executive Head of Service (Planning and Environment)

Dated: 06-Oct-2023

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.
- As this is a decision to refuse planning permission for a **householder application**, if 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.
- As this is a decision to refuse planning permission for a **minor commercial application**, if 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.
- **None of the above:** If you want to appeal against your local planning authority's decision 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).