



Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

) 01305 838336- **Development Management**

) 01305 224289- **Minerals & Waste**

8 www.dorsetcouncil.gov.uk

Malcolm Simmonds
Malcolm Simmonds Architects
7C Church Street
Storrington
RH20 4LA

Date: 16 January 2024

Ref: P/LBC/2022/06710

Case Officer: Steven Banks

Team: Northern

) 01305 838343

* steven.banks@dorsetcouncil.gov.uk

Planning Decision Notice

Listed Building Consent

Planning (Listed Buildings & Conservation Areas) Act 1990

The Planning (Listed Buildings & Conservation Areas) Regulations 1990

Application Number: P/LBC/2022/06710

Location: Town Hall, Corn Exchange and Council Offices Market Place
Blandford Forum Dorset DT11 7AG

Description: Town Hall:

Ground floor - Removal of cupboards; relocation of wall; re-opening of reveals and reinstatement of sashes; modification and painting of main doors; installation of glazed sliding screen; re-ordering of WC area; formation of arch; replacement of stair; installation of lift; removal of flooring; installation of limecrete and stone with underfloor heating; installation of ramp and hand rail; and installation of reception desk.

First floor - Modification of door to courtroom; installation of secondary glazing; integration of services; installation of radiators; and redecoration of interior.

Roof – Installation of hatches

Link between Town Hall and Corn Exchange:

Increase height; installation of door; construction of parapet walls; installation of window; and installation of railings.

Corn Exchange:

Modification and painting of doors; removal of services; relaying of services; repair tiles; improvement of kitchen opening; removal of floor; installation of concrete slab; installation of under floor heating; installation of air vents; removal of glass from lanterns; reglazing of lantern; removal of mirrored glass; installation of louvres; removal of vent axias; installation of automated louvres; formation of opening; removal of steps; installation of stage; installation of lift; apply acoustic panels; redecoration; removal of roof slates and tiles; installation of roof slates; removal of gantry; installation of gantry; installation of screen; open arch; removal of roof; reformation of roof; and installation of solar panels.

Council Offices:

Installation of conservation rooflight; installation of replacement windows; installation of insulation to walls; installation of insulation to roof; installation of new opening and door to WC; rerouting of SVP; removal of internal partitions; installation of handrails; and installation of photovoltaic panels.

Dorset Council **grants** listed building consent for the works as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

This consent does not cover Building Regulations Approval or any other Byelaw, Order or Regulation. Please see our website www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/building-control for more details about making a building regulation application and contacting our Building Control Team.

This listed building consent is subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

CEB_MS_Loc01 – Received 28/10/2022

CEB_MS_D.02 B – Received 24/10/2023

CEB_MS_D.03 B – Received 24/10/2023

CEB_MS_D.06 B – Received 24/10/2023

CEB_MS_D.07 A – Received 24/10/2023

CEB_MS_D.08 A – Received 24/10/2023

CEB_MS_D.09 B – Received 24/10/2023

CEB_MS_D.10 A – Received 24/10/2023

CEB_MS_D.11 B – Received 24/10/2023
CEB_MS_D.12 A – Received 24/10/2023
CEB_MS_D.13 A – Received 24/10/2023
CEB_MS_D.14 B – Received 24/10/2023
CEB_MS_D.15 A – Received 24/10/2023
CEB_MS_D.16 A – Received 24/10/2023
CEB_MS_D.17 – Received 28/10/2023
CEB_MS_D.01 B – Received 24/10/2023
CEB_MS_D.04 B – Received 24/10/2023
CEB_MS_D.05 B – Received 24/10/2023
CEB_MS_D.18 – Received 24/10/2023
CEB_MS_D.19 – Town Hall Section - Stairwell & lift as proposed – Received 24/10/2023
CEB_MS_D.19 – Sash Window Detail – Received 24/10/2023
CEB_MS_D.20 – Received 24/10/2023
CEB_MS_D.21 – Received 24/10/2023
CEB_MS_D.23 – Received 24/10/2023
CEB_MS_D.24 – Received 24/10/2023
CEB_MS_D.25 – Received 24/10/2023
CEB_MS_D.26 – Received 24/10/2023

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

3. Prior to the use of any lime mortar, written specification details of the lime mortar mix must be submitted to the Local Planning Authority and a sample panel must be constructed on site. The details must be approved in writing by the Local Planning Authority prior to its use on the building. Once approved the panel shall remain on site until the completion of works and the development shall proceed in accordance with the mix as have been agreed.

Reason: In the interest of the character and appearance listed building.

4. Prior to the use of any paint a sample panel of paint shall have been made available on site and approved in writing by the Local Planning Authority. The sample panel shall be approximately 2 square metres in size. Once approved the panel shall remain on site until the completion of works and the paint shall match the approved sample panel.

Reason: In the interest of the character and appearance listed building.

5. Prior to any decoration works, details of decoration works shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: In the interest of the character and appearance listed building.

6. Prior to the installation of any secondary glazing, details of secondary glazing shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: In the interest of the character and appearance listed building.

7. Prior to the installation of any cast iron radiators, details of cast iron radiators shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: In the interest of the character and appearance listed building.

8. Prior to the installation of any new lighting, details of new lighting shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: In the interest of the character and appearance listed building.

9. Prior to the installation of any stone flooring, a stone sample shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such material as has been agreed.

Reason: In the interest of the character and appearance listed building.

10. Prior to the installation of any floorboards, a floorboard sample shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such material as has been agreed.

Reason: In the interest of the character and appearance listed building.

11. Prior to the installation of any slate, a slate sample shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such material as has been agreed.

Reason: In the interest of the character and appearance listed building.

12. Prior to the installation of any moulding to the doors to the Town Hall and Corn Exchange, a moulding details shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: In the interest of the character and appearance listed building.

13. Prior to the installation of any blackout system for the Corn Exchange, details of a blackout system shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: In the interest of the character and appearance listed building.



Decision Date: 16 January 2024

Mike Garrity
Head of Planning
Economic Growth and Infrastructure

Planning Decision Notes

Power to grant listed building consent

This permission is issued by Dorset Council as the local planning authority set out by section 16 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and The Planning (Listed Buildings & Conservation Areas) Regulations 1990.

Site notice

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

Conditions

You should not start work until you have agreed with the Council the information requested by the conditions. If you fail to do this the works on site could be unauthorised and the Council may consider enforcement action.

The information must be submitted in writing. There is a standard form which you can download from the website www.dorsetcouncil.gov.uk/planning. A fee is required each and every time you apply to discharge any or all of the conditions (£43 per request for householder applications, £145 per request for all other applications).

Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

Appeals

If you disagree with our planning decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 20 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within Six Months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against our enforcement notice, then you must do so within 28 days of the date of service of the enforcement notice.

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.

An appeal must be made by the applicant. Forms are available on-line at Appeals - Appeals - Planning Portal

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems that we could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

For further information about making can be found at www.planningportal.co.uk

Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk