



THURLASTON PARISH COUNCIL

01 June 2023

Ms Ruth James (by email to ruth.james@rugby.gov.uk)
Development Team
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Ruth,

Re: Planning Application R22/1281
The Old Forge, Main Street, Thurlaston, CV23 9JS
Erection of a New Detached Dwelling and Garage with access off Biggin Hall Lane.

This document is Thurlaston Parish Council's (TPC) submission with regard to planning application R22/1281.

This application is very similar to R23/0420 which you told me in your letter of 28th April 2023 had been withdrawn, and TPC's submission of 3rd May with respect to it applies equally to R22/1281.

In my opinion, Listed Building Consent (LBC) is a statutory requirement for this development. Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) says that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July, 1948. This is according to Historic England's Advice Note 10: "Listed Buildings and Curtilage" (a copy of which I attach for your convenience).

Document "R22_1281_09022-HBA-002_Existing_Site_Plan_270323.pdf" shows a detached garage midway near the northern boundary of the curtilage. This brick building dates back before 1948.

Document "R22_1281_09022-HBA-003_Rev_A_Proposed_Site_Plan_270323.pdf" shows that part of the garage is demolished to accommodate the new dwelling which is demarked in red.

It would therefore seem that LBC is a statutory requirement in this case.



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I note WCC Highways conditional approval of access, but am nevertheless concerned that it is unsafe. I live on Biggin Hall Lane and am very familiar with this road. I ask that you confirm that WCC Highways have actually visited the site before giving their approval.

Yours sincerely,

Robert

Dr. Robert Ashford
Chairman, Planning Subcommittee
Thurlaston Parish Council
email: planning@thurlaston-pc.gov.uk