Dear Ms Spokes

Planning (Listed Buildings and Conservation Areas) Act 1990
St Mary's C of E Primary School, High Street, Burton Latimer NN15 5RL

I am directed by the Secretary of State for Communities and Local Government to refer to your Council's application, received on April 24th 2013 for Conservation Area Consent for demolition of the former infant school building at the above address within the Burton Latimer Conservation Area. Your application was made in accordance with the provisions of section 74 of the Act.

The Secretary of State has considered the information submitted by your Council in support of their application, and has considered all relevant consultation responses and third party representations. This information has been considered against the Secretary of State's policies, as set out in the National Planning Policy Framework.

The Secretary of State hereby grants Conservation Area Consent for the above project in accordance with the application numbered 13/00005/CCDCAC, subject to the following conditions:

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

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents:
   - Application Forms dated 26 September 2012;
   - Proposed Location Plan – Drawing no. L90-001;
3. Prior to any demolition works taking place a written Method of Working Statement shall be submitted to the County Planning Authority for approval in writing. Demolition and any related enabling works shall then be undertaken in strict accordance with the approved Method of Working Statement.

4. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the County Planning Authority.

This letter does not convey any consent or approval required under any enactment, bye-law or regulation other than sections 8 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A separate Note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged in the High Court.

Yours sincerely

[Signature]

Dave Jones
Planning Casework Manager

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