

Delegated Report

Application Number: V/2025/0575

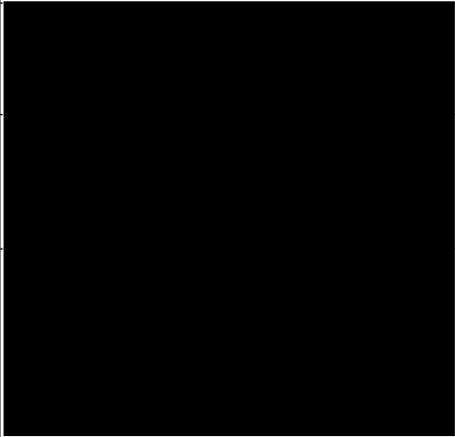
Address: Beechwood Court, Beechwood Close, Sutton in Ashfield,
Nottinghamshire, NG17 3DG

Description of Works: Replacement of Roof Tiles at Beechwood Court

The Application	Replacement of Roof Tiles at Beechwood Court
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <ul style="list-style-type: none">• ST1 – Development• ST2 – Main Urban Area <p>National Planning Policy Framework (NPPF) (2024)</p> <ul style="list-style-type: none">• Part 12 – Achieving Well-Designed Places
Relevant Planning History	None
Summary of comments received	No written representations have been received in respect of this application.
Comments on above	None
Summary	<p>The Site & Application:</p> <p>The application site is the Beechwood Court apartment complex located between Beechwood Close and Forest Road, the site is also within the main urban area of Sutton-In-Ashfield as outlined within the ALPR (2002).</p> <p>The application seeks consent for the replacement of roof tiles for the apartment complex.</p> <p>The existing roof tiles are brown concrete tiles with a flat profile. The proposed tiles will still be brown and concrete but will have a rolled profile and therefore will have a degree of change to the visual appearance of the building.</p> <p>There are also hanging tiles proposed which shall be a smooth brown tile.</p> <p>Visual & Residential Amenity:</p> <p>The site context is generally residential, with some commercial uses such as the Forest Tavern and community centre located to the south. The street scene hosts a mix of residential properties that differ in siting, scale and design.</p>

	<p>After assessing the proposed roof tiles, it is considered that differing profile will not have an adverse impact upon visual amenity, nor will the tiles have an out of character appearance within the street scene.</p> <p>An assessment has been undertaken to determine the impact upon the amenity of residents, in relation to massing, overshadowing and loss of privacy.</p> <p>The proposal does not include any additional built development and only replaces existing roof tiles. It is considered that the new roof tiles will not have a significant impact upon residential amenity.</p> <p>Conclusion:</p> <p>Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, conditional consent is recommended for this application.</p>		
Recommendation	Conditional consent		
Conditions & Reason	Condition Code	Text	Monitor
		<p>The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</p> <p>This permission shall be read in accordance with the following plans:</p> <p>Existing site location plan received 14/10/2025</p> <p>Proposed block plan received 13/10/2025 Existing and proposed material details received 13/10/2025</p> <p>The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.</p>	
	Reason Code	Text	Monitor
		<p>To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.</p> <p>To define the terms of this permission and for the avoidance of doubt.</p>	
Informative	Informative	<p>Informative Text</p> <p>The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action</p>	

		being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions, then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).
Proactive Working	The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.	

	Signed	Dated
Case Officer		03/12/2025
Development Team Manager		
Determined by Service Director Or on their behalf		