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Ms E Forrester  
Rushton Hall Farm  
Dingle Lane  
Rushton Spencer  
Staffordshire  
SK11 0QT

Application no: SMD/2014/0429

Determined on: 23/04/2015

**Planning (Listed Buildings and Conservation Areas) Act 1990  
The Planning (Listed Buildings and Conservation Areas) Regulations 1990**

**GRANT OF LISTED BUILDING CONSENT**

This consent does not carry any approval or consent which may be required under any enactment, order or regulation other than Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990.

**Location of Development:**

Rushton Hall Farm, Dingle Lane, Rushton Spencer, Staffordshire SK11 0QT

**Description of Development:**

Listed Building Consent for conversion of redundant Barn at Rushton Hall Farm into accommodation ancillary to the adjacent Listed Farmhouse.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS LISTED BUILDING CONSENT** for the works described above subject to the following condition(s):

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

2. The proposed works shall be carried out strictly in accordance with the conditions listed below and the details shown on the following submitted plans:

3686/00 Rev D Revised Site and Block Plan received on 10th October 2014

3686/11 Revised Floor Plans received on 10th October 2014

3686/12 Revised Elevations received on 10th October 2014

Reason:- To ensure that the proposed works are carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. Full details of the proposed new joinery shall be submitted to and approved by the Local Planning Authority prior to installation. Details shall include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision, and the development shall be carried out in accordance with the approved details.

Reason:- To maintain the character and integrity of the curtilage Listed Building.

4. Details of a colour scheme and paint (or stain) specification for the windows and doors shall be submitted to and approved by the Local Planning Authority before the relevant parts of the work commence, and the development shall be completed in accordance with the approved specification.

Reason:- To maintain the character and integrity of the curtilage Listed Building.

5. Details of all rainwater goods (which shall provide for painted metal), external drainage goods and soil pipes and means of ventilation on the visible elevations shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Details shall include: the materials to be used, colour of paint or stain, means of ventilation, and any associated cowlings, and the development shall be carried out in accordance with the approved details.

Reason:- To maintain the character and integrity of the curtilage Listed Building.

6. All pointing shall be of a strength and style appropriate to the type of walling material used and shall not include 'tuck', 'strap' or 'recessed' pointing.

Reason:- To protect the character and integrity of the curtilage Listed Building.

7. The external facing and roofing materials shall match in terms of size, colour, form and texture those of the existing building.

Reason:- To maintain the character and integrity of the curtilage Listed Building.

8. The existing external shutters shall be retained and restored and, unless they are required to be fully functional, fixed in the open position except where it would otherwise be impractical due to the proximity of door and window openings.

Reason:- To maintain the character and integrity of the curtilage Listed Building.

9. No works shall be commenced until full details of the proposed treatments to the walls (including any underpinning and their internal surfaces), the floors and roof structure have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason:- To maintain the character and integrity of the curtilage Listed Building.

10. The frames, windows and doors of the proposed development (other than the glazing in the proposed new door in the east elevation) shall be constructed entirely of timber and set back a minimum of 75 to 100 mm from the front face of the stonework around the openings, unless otherwise agreed in writing by the local planning authority prior to installation.

Reason:- To maintain the character and integrity of the curtilage Listed Building.

### **Informative**

1.This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

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**Signed on behalf of Staffordshire Moorlands District Council**

## NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0345 605 3012.
1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : [www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk) for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
  - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
  - (b) Variation to the approved plans will require the submission of a new planning application.
5. 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.
6. If the decision to refuse planning permission is for a householder application, and 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.