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.

Application No: 08/00746/LBC

To:
Mrs J Hurst
Bolton Gate Farm
Leek Road
Weston Coyney
Staffordshire Moorlands
ST3 5BD

Location of Development:
Bolton Gate Farm Leek Road Weston Coyney Staffordshire Moorlands ST3 5BD

Description of Development:
Replacement conservatory

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY GRANT LISTED BUILDING CONSENT** for the works described above in accordance with plans ref: 1; 2; 3; 4; 5; 6; 7; 8; 9; 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. No development shall be commenced until samples of proposed facing materials to match the colour, texture and appearance of the existing property, in addition to coursing details, block sizes of the proposed stonework and joinery details for the internal door have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.
Reason:- To safeguard the special architectural character and setting of the Listed Building.

Informative

It is considered that the proposed lean-to conservatory in timber construction represents a significant visual improvement to the setting of the Listed Building, and will not have any adverse impact on its special architectural character and setting. The proposal is therefore considered to be consistent with the requirements of national planning guidance set out in PPG15 - Planning and the Historic Environment.

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Signed on behalf of Staffordshire Moorlands District Council

08/00746/LBC

NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 20 & 21 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, within six months of the date of the decision notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed works are in progress.

2. If Listed Building consent is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the District Council in which the land is situated, a Listed Building purchase notice requiring the Council to purchase his interest in the land in accordance with the provision of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

4. If the applicant wishes to exercise the right of appeal referred to in Note 1, the appropriate form on which the notice of appeal should be submitted may be obtained from the Secretary of State for the Department of the Environment, The Planning Inspectorate (PLUP 2), Tollgate House, Houlton Street, Bristol, BS2 9DJ.