

Mr Bagshaw
24 The High Street
Ipstones
Staffordshire
ST10 2LU

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Graham Moss
5 Novi Lane
Leek
Staffordshire
ST13 6NR

Mr Bagshaw
24 The High Street
Ipstones
Staffordshire
ST10 2LU

Application no: SMD/2015/0806

Determined on: 24/02/2016

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

REFUSAL OF LISTED BUILDING CONSENT

Location of Development:

24 Glyndor High Street Ipstones Staffordshire ST10 2LU

Description of Development:

Listed Building Consent - Formation of vehicle off street parking and a dropped kerb

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **HEREBY REFUSE LISTED BUILDING CONSENT** for the works described above in accordance with plans ref: 060 01A, 060 02, 09 for the reasons specified below:

1. In the opinion of the Local Planning Authority, the proposed vehicular off street parking area and new boundary wall would have a detrimental impact on the setting of the Listed Building and also the character Low roadside boundary walls form an important feature in the settlement and the existing roadside boundary wall forms part of this historic environment of the building. Its removal and replacement with a curved wall would introduce an incongruous feature which would be unsympathetic to the area. The proposals are therefore contrary to Policies SS6a, DC1, and DC2 of the Staffordshire Moorlands Core Strategy, guidance contained within the Design Principles SPD, and guidance contained within the National Planning Policy Framework.

Informatives

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

Signed on behalf of Staffordshire Moorlands District Council

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 Sections 20 and 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 that 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 his 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