Calvern Taverns Ltd
104 Newcastle Street
Silverdale
Newcastle under Lyme
ST5 6PL

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

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Chief Executive

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Staffordshire
ST10 1NP

Calvern Taverns Ltd
104 Newcastle Street
Silverdale
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Application no: SMD/2016/0306

Determined on: 08/09/2016

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:
21 High Street Cheadle Staffordshire ST10 1AA

Description of Development:
Listed Building Consent for the proposed conversion of former A1 (Bakery) to A4 (Public House), demolition of existing rear brick and asbestos outbuilding and creation of rear terrace and beer garden.

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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be carried out in accordance with plans:-
- 00515 AL(O) 01 (Existing Plans and Elevations)
- 00515 AL(O) 02 Rev C (Proposed Plans and Elevations)
- 00515 AL(O) 03 (Site and Location Plan)
- 00515 AL(O) 04 Rev B (Shop Front Details)
- 00515 AL(O) 05 (Window Details)

Reason:- For the avoidance of doubt.

3. Prior to any work to the external surfaces of the development hereby approved, a sample panel of the proposed render shall be submitted to and approved in writing by the Local

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Planning Authority. The development thereafter shall be implemented in accordance with the approved details.
Reason:- To ensure the external appearance of the development is appropriate to its surroundings.

4. Details of any signage proposed shall be submitted to and approved in writing by the Local Planning Authority prior to erection. The approved signage shall thereafter be implemented as approved.
Reason:- In the interests of the integrity and preservation of this Grade II listed building.

7. Details of the proposed boundary treatment / hard surfacing to the rear yard area shall be first submitted to and approved in writing by the Local Planning Authority within one month of the date of the permission. The approved scheme shall thereafter be implemented as approved prior to any occupation of the development.
Reason:- In the interests of the integrity and preservation of this Grade II listed building.

Informative

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

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.

2. 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.

3. 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 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.

4. 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.

5. 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.

6. 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.

7. 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. 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.

8. 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

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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.