STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

CTD Architects
Clerk Bank House Clerk Bank
Leek
Staffordshire Moorlands
ST13 5HE

Mr & Mrs Cupples
Greenfields Farm Kerry Hill
Stoke on Trent
ST2 8NA

Application no: SMD/2016/0665

Determined on: 19th December 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:
Greenfields Farm Eaves Lane Kerry Hill Staffordshire ST2 8NA

Description of Development:
Listed Building Consent for proposed replacement of existing single glazing with new slim double glazed units to all timber frame windows and new fully glazed entrance door

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: 1613 AL01A; 1613 AL02; 1613 AL03A; 1613 AL04A; 1613 AL05A; 1613 AL06A; 1613 AL08; 1613 AL09; 1613 AL17; 1613 AL20; and 1613 AL21 for the reasons specified below:

1. The propsoal will result in a substantial adverse impact on the historic character and appearance of the grade II listed building and therefore conflicts with policy DC2 of the core strategy and paragraphs 132 and 133 of the NPPF.

Informatives

1. This application has been assessed against all relevant policies within the local development plan and all other material considerations which includes the NPPF. The application is considered to be unsustainable due to its substantial harm on the historic character and appearance of a grade II listed building

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X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council

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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 in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. 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, 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 you want to appeal against your local planning authority's decision listed building consent then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk