STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr Salt
Calton Moor House Farm Ashbourne Road
Ashbourne
DE6 2BU

Application no: SMD/2016/0621

Determined on: 06/03/2017

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:
Calton Moor House Ashbourne Road Calton Moor Ashbourne Staffordshire DE6 2BU

Description of Development:
Listed Building Consent of change of use of ancillary building to holiday accommodation

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 five years from the date of this permission. Not later than 3 days after development/works first begin on site written notice shall be given to the Local Planning Authority of the date on which development/works first commenced.
Reason:- To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The deverlopment hereby permitted shall be caried out in strict accordance with the amended plans numbered 2016-2167-04A and 2016-2167-05A subject to the following conditions and/or modifications:-
Reason:- For clarity and the avoidance of doubt.

3. Notwithstanding the details on approved drawing number 2016-2167-05A no consent is granted for the positioning of the new external walls. The new external walls shall be set further within the apertures to a dimension to be agreed in writing by the Local Planning Authority prior to the development hereby approved commencing. The development shall be undertaken in accordance with the agreed details and permanently so maintained.
Reason:- To safeguard the integrity and character of the traditional farm building which is part of the setting of the adjoining listed building Calton Moor House.

4. Notwithstanding the details shown on the approved plan 2016-2167-05A no consent is hereby granted for the design and profile of the first floor window. Joinery details for this opening at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved commencing. Details shall include: the recess depth of the frame within the aperture, moulded timber sections, opening mechanism, and glazing bar subdivisions. The development shall be undertaken in accordance with the agreed details and permanently so maintained.
Reason:- To safeguard the integrity and character of the traditional farm building which is part of the setting of the adjoinng Listed Building, Calton Moor House.

5. All external joinery shall be painted or stained in an external colour to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and shall be treated and maintained in the agreed finish unless otherwise agreed in writing with the Local Planning Authority.
Reason:- To safeguard the integrity and character of the traditional farm building which is part of the setting of the adjoining listed building Calton Moor House.

6. The rainwater goods shall be cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.
Reason:- To safeguard the integrity and character of the traditional farm building which is part of the setting of the adjoining listed building Calton Moor House.

7. All pipework,other than rainwater goods shall be completely internal within the building.
Reason:- To safeguard the integrity and character of the traditional farm building which is part of the setting of the adjoining listed building Calton Moor House.

8. Prior to the installation of any external meter boxes, precise details of their design, including size and position, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.
Reason:- To safeguard the integrity and character of the traditional farm building which is part of the setting of the adjoining listed building Calton Moor House.

Informative

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application positive discussions took place which resulted in further information being

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submitted. The application proposes a sustainable form of development which is in accordance with adopted development plan policies.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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 at buildingcontrol@staffsmoorlands.gov.uk

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. An application will need to be made to discharge conditions and a fee may be payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk 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 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.

7. 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.

8. 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.

9. If you want to appeal against your local planning authority's decision on 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

10. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.