STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr & Mrs Ball
Manor Farm
Park Lane
Endon
ST9 9JA

Application no: SMD/2016/0804

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:
Manor Farm Park Lane Endon Staffordshire ST9 9JA

Description of Development:
Variation of conditions 3, 4, 5, 6, 9 (SMD/2016/0094)

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 works hereby permitted shall be begun before the expiration of three years from the date of Listed Building Consent SMD/2016/0094.

Reason:-
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-

AL01 Rev A
AL22 Rev G dated 22.4.16 Site Block Plan 'as proposed'
AL23 Rev A - basement plan

AL24 Rev E dated 22.4.16 Ground Floor Plan 'as proposed'
AL25 Rev D - first floor plan
AL26 Rev E dated 22.4.16 Second Floor Plan 'as proposed'
AL27 Rev A - roof plan
AL28 Rev E dated 25.4.16 – Elevations
AL29 Rev E dated 22.4.16 External Elevations South and West 'as proposed'
AL30 Rev C – sections
AL31 Rev D – sections
AL32 Rev D – sections
AL33 Rev D – sections
AL40 Rev B – garage
AL41 Rev A – fireplace
AL42 Rev A - casement windows
AL43 Rev A - sash windows
AL44 – porch
AL45 - floor detail bedroom 1
AL46 Rev B dated 22.4.16 Attic Floor Detail 'as proposed'

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. Prior to the commencement of works to the dwelling extension hereby approved, details of the finishing materials for the facing elevations of the extension shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the construction of the approved extension development.

Reason:-
In the interests of the historic character and appearance of the listed building and its setting.

4. Prior to the commencement of works to the garage hereby approved, details of the finishing materials of the facing elevations and roof of the garage shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the construction of the approved garage development.

Reason:-
In the interests of the historic character and appearance of the listed building and its setting.

5. Before the commencement of works to the dwelling extension hereby approved, details of the construction of the extension including the flashing shall be submitted to and approved in writing by the Local Planning Authority and the extension shall be constructed in exact accordance with the approved details.

Reason:-

In the interests of the historic character and appearance of the listed building.

6. Before the commencement of internal works to the attic space hereby approved, details of the internal finishes within the attic space shall be submitted to and approved in writing by the Local Planning Authority and the finishes shall be applied in exact accordance with the approved details.

Reason:-
In the interests of the historic character and appearance of the listed building.

7. Before the commencement of works to the garage hereby approved, details of the joinery for the windows and doors of the garage, shown at a scale of 1:10, together with details of finishes for the windows and doors, shall be submitted to and approved in writing by the Local Planning Authority and the approved garage shall be constructed in exact accordance with the approved details.

Reason:-
In the interests of the historic character and appearance of the listed building and its setting.

8. The verges to the garage hereby approved shall be plain and fascia boards shall not be included in the construction of the garage.

Reason:-
In the interests of the historic character and appearance of the listed building and its setting.

9. Following the removal of the kitchen hearth surround, a scheme of works for the kitchen hearth shall be submitted to and approved in writing by the Local Planning Authority before any further works to the hearth continue and the hearth works shall be implemented in exact accordance with the approved scheme.

Reason:-
In the interests of the historic character and appearance of the listed building.

10. Before the commencement of works to the external walling hereby approved at the vehicular access, details of the amendments to the external walling shall be submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in exact accordance with the approved details.

Reason:-
In the interests of the historic character and appearance of the listed building and its setting.

11. Before the commencement of works to the retaining wall, island and garden boundary wall hereby approved, details of the works including the materials, shall be submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in exact accordance with the approved details.

Reason:-
In the interests of the historic character and appearance of the listed building and its setting.

Informatives

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

2. This approval relates to the Variation of Conditions attached to the Listed Building Consent SMD/2016/0094. It does not vary the corresponding conditions attached to Planning Permission SMD/2016/0093 for the same proposed development. A separate Variation of Condition application would need to be submitted to vary the conditions attached to the Planning Permission.

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.