DELEGATED DECISION REPORT

SMD/2016/0804 **Valid 09/01/2017**	**MANOR FARM PARK LANE** **ENDON**	**VARIATION OF CONDITIONS 3, 4, 5, 6, 9 (SMD/2016/0094)** **(FULL PLANNING – VARIATION OF CONDITION)**

MAIN ISSUES

- The impact on the character and appearance of a listed building, its setting and the surrounding environment and amenities of the area in general.

DESCRIPTION OF SITE

The site is in the Green Belt and comprises a listed dwellinghouse (formerly a farmhouse) in an area of countryside about a mile to the south-east of the village of Endon. Park Lane runs along the south boundary. There are neighbouring dwellings either side of the site to the west and east. Open land lies to the rear of the site (north) and to the other side of the road (south).

PROPOSAL

The application seeks to vary some of the conditions attached to a Listed Building Consent granted for works to the listed building, in this case a single storey extension and several internal works and also approved works in the curtilage within the listing including a new garage and walls in the garden and next to the access/driveway. The current approval requires the submission of more detailed information for approval before any of the approved works begin. However, the applicant wants to build each part of the proposal in different phases and wants the relevant conditions re-worded so that details for each component of the scheme can be submitted before the works to that particular component of the scheme begins, to allow works to be constructed at different times. E.g. details relating to the garage to be submitted before the garage works begin and not before the commencement of works to a separate part of the overall scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Section 12 (The Historic Environment)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0093: Full permission for extension to listed dwelling, new detached garage and other curtilage works. Approved.
SMD/2016/0094: Listed building consent for the above and which includes internal works to the dwelling.

CONSULTATIONS

Publicity

Site Notice expiry date: 23.2.17
Neighbour consultation period ends: 7.2.17
Press Advert: 1.2.17

Public Comments

None.

Town / Parish Comments

None.

Conservation Officer

The variation of conditions seems reasonable.

Tree/Landscaping Officer

No objection.

OFFICER COMMENTS

The proposed variation of conditions allowing works to start at different times for each different part of the approved development would not compromise the overall design of the new development or the impact on the character and appearance of the listed building and its setting or the surrounding environment and amenities of the area in general.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 6.3.17

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council