

Mr Andrew Rockett  
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Banbury  
OX15 6NB

Miss B Warburton  
18 High Street  
Wolstanton  
Newcastle-under-Lyme  
Stoke on Trent  
Staffordshire  
ST5 0HB

Application no: SMD/2016/0423

Determined on: 27<sup>th</sup> July 2017

**Town and Country Planning Act 1990 Section 191  
(As amended by Section 10 of Planning and Compensation Act 1991)  
Town and Country Planning (Development Management Procedure) (England) Order 2015**

**APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF  
EXISTING USE OR DEVELOPMENT**

The Staffordshire Moorlands District Council hereby approves to certify that on 07/07/2016; the *BUILDING OPERATION and USE* specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s): on the balance of probabilities based on an OS map of 1947; a property conveyance also of 1947 and the particulars of sale dated 20<sup>th</sup> February 1947 the building known as Blakeley was in existence at least by 20<sup>th</sup> February 1947 and on the basis of its present appearance and OS map evidence including a 1969 edition with 1968 revisions the associated land enclosed by red edge has been enjoyed as its curtilage.

**FIRST SCHEDULE**

Lawful Development Certificate for an Existing Use as a dwelling house (C3) together with curtilage land edged red on the attached plan

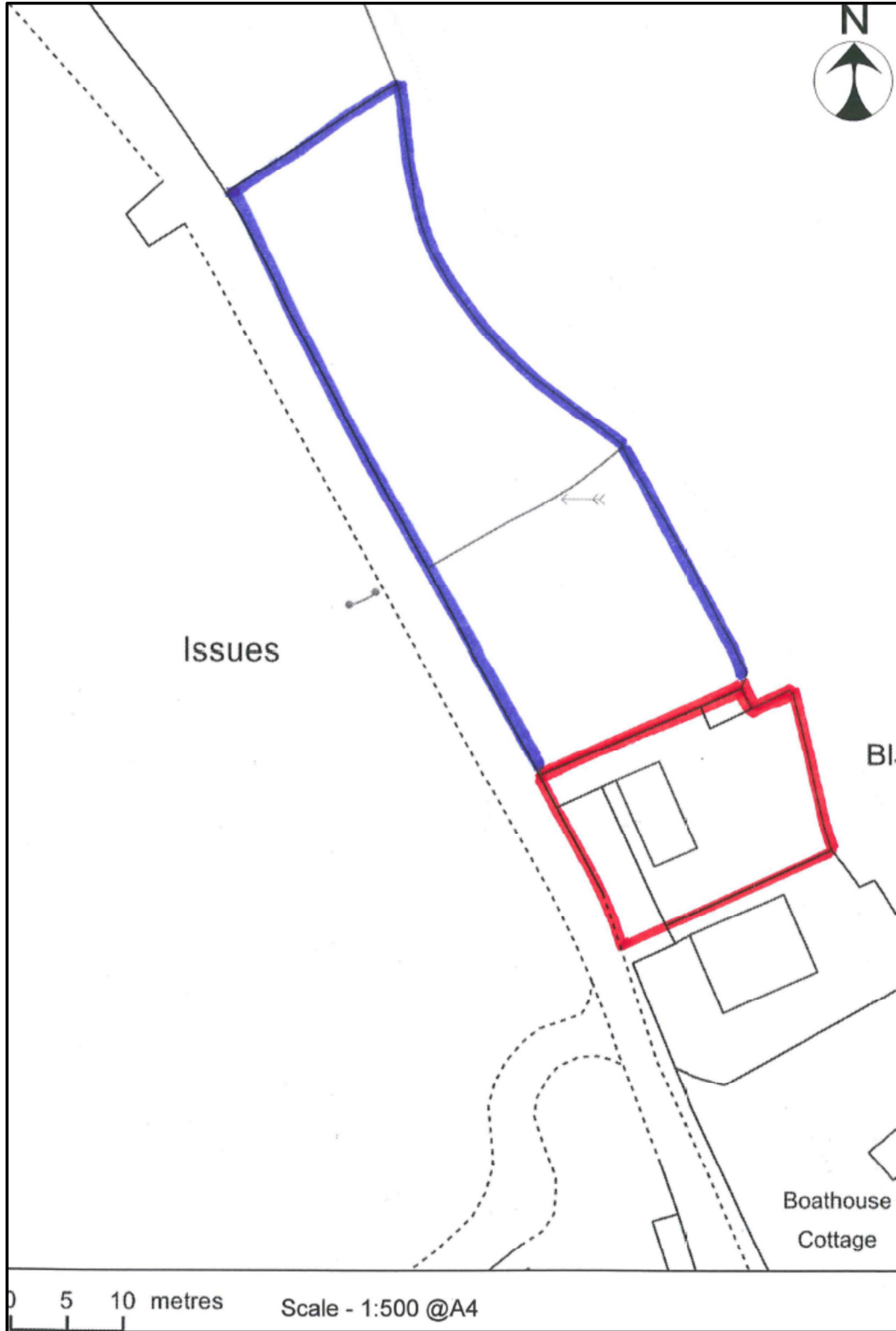
**SECOND SCHEDULE**

Blakeley, Reacliffe Road, Rudyard, Staffordshire Moorlands ST13 8RS

X *B.S. Haywood*

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**



## **NOTES**

1. An applicant may appeal against by giving notice to the Secretary of State:-
  - (a) the refusal to issue a certificate under Section 191 of the Act; or
  - (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

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>

2. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:
  - a copy of your original application
  - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
  - a map of the site
  - copies of all plans, drawings and documents you sent to the local planning authority
  - copies of any letters or emails from the local planning authority
  - any other documents that directly support your appeal

If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

- dated photographs of the site
- letters from neighbours
- receipts or invoices for work
- plans and drawings