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 Graham
C/O Agent

Application no: NMA/2017/0015

Determined on: 23/08/2017

**Town and Country Planning Act 1990 (as amended)**

**NON MATERIAL AMENDMENT FOR DEVELOPMENT**

**Location of Development:**
14 Market Place, Leek Staffordshire ST13 5HH

**Description of Proposal:**
Non material amendment to Erection of external staircase (relating to SMD/2017/0317)

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application made valid by the Local Planning Authority on 07/08/2017 and plans accompanying the application numbered;

2017-2228-01A;
2017-2228-02B;
2017-2228-03B..

The applicant is advised that this decision notice should be read in conjunction with the decision notice approving planning application reference SMD/2017/0317 and that any conditions attached to that permission still apply.

**Informative**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and

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environmental conditions of the area.

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of High Peak Borough Council**

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## NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.

2. The application is approved 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.

3. This application is approved and may be subject to conditions from the original decision notice. 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. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** 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. Any other conditions on this approval 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.