STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs Faye Wright
Foward Planning And Development Ltd
The Studio@ The old farmhouse 29 Banbury Road
Chacombe
OX17 2JN

Mr Graham
C/o agent

Application no: SMD/2017/0678

Determined on: 20/12/2017

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

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

Description of Development:
Conversion of first and second floors to create three one bedroom flats and a two storey side extension.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-
'PROPOSED PLANS & ELEVATIONS 2582-02B Revision B - site plan amended'

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 commencement of development the joinery details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. The development shall be carried out in accordance with the approved details.

Reason:- To maintain the character and integrity of the Conservation Area.

4. The development hereby permitted shall not be commenced until samples of all roof tiles and facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure that the external appearance of the development is satisfactory.

5. Notwithstanding the submitted drawings and prior to the commencement of development full details of the proposed changes to the front shop window at first floor level shall be submitted to and approved in writing by the Local Planning Authority. Such detail shall include:
a) a survey of the window panes to be replaced to establish if they contain original glass
b) existing and proposed sections and joinery detail (in accordance with Condition 2) for the insertion of two inward opening hoppers
c) details and specification for the obscure glazing proposed to the lower part of the front window.
The development shall be carried out fully in accordance with the approved details.

Reason:- In the interests of the character and appearance of the Conservation Area

6. Details of all rainwater goods, external drainage goods and soil pipes and means of ventilation including ducts and flues on the visible elevations shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Details shall include: the materials to be used; colour of paint; means of ventilation; and any associated cowling. The development shall be carried out in accordance with the approved details.

Reason:- To maintain the character and appearance of the Conservation Area.

7. Prior to the commencement of development a scheme of works for the repair and refurbishment of the rear first floor sash window (with margin lights) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details prior to the first occupation of any of the dwellings hereby approved.

Reason:- To maintain the character and appearance of the Conservation Area.

8. During construction, all noisy building operations shall be carried out between the following hours: Monday to Fridays 08:00 to 18:00 hours; Saturdays from 08:00 hours to 13:00 hours and at no times on Sundays, Bank and Public Holidays. In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To protect the adjoining local amenities from noise.

9. During any demolition and construction activities (including landscaping) the contractor shall pay due regard to the Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456), and take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

Reason:- To protect local amenities from dust.

10. Development shall not commence until a scheme for protecting the proposed residential units from both external noise and the internal transmission of noise between individual residential units, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard 8233:1999 (Sound insulation and noise reduction for buildings - Code of Practice), and be designed to achieve noise levels of less than 35 dB LAeq in bedrooms and less than 40 dBLAeq in living areas. Pre completion tests shall be carried out to verify compliance with this condition. A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of any of the units hereby approved.

Reason:- To protect occupiers from noise and safeguard their residential amenities.

11. Any artificial lighting (including floodlighting) incorporated to the approved dwellings shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light(s) is (are) in operation.

Reason:- To protect the local amenities of the local residents by reason of excess of illuminance.

Informative

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

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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 is 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 you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

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8. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents 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

11. 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.

12. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
13.