STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural Ltd
10 Cawdry Buildings
Leek
ST13 6JP

Mr Draycott
Stanford House Denstone House
Alton
ST10 4AX

Application no: SMD/2017/0615
Determined on: 9th February 2018

Town and Country Planning Act 1990 Section 191
(As amended by Section10 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

Staffordshire Moorlands District Council hereby approves to certify that on 14/09/2017; the existing use specified in the First Schedule ('the Use') that is taking place in the building described and specified in the Second Schedule ('the Building'), was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

'The Building' is a purpose built dwellinghouse that has been used as such by its various owners. The business interests of earlier owners and occupants does not prevent the applicant from now lawfully occupying and using the house as a single dwelling house, their occupation and use has not resulted in a material change of use and a breach of planning control. Moreover, the house has been used as a single dwelling house for at least 4 years prior to the submission of the application.

FIRST SCHEDULE

The use of 'the Building' as a single dwellinghouse (Use Class C3)

SECOND SCHEDULE

The building, and its curtilage, known as Alverton/Stanford House, Denstone Lane, Alton, Staffordshire, ST10 4AX that has been outlined in red on the attached plan numbered SH 1.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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SH1



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