STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Nigel Forrester
Building Design Services
Ilet House Smithy Bank
Staffordshire
ST10 4AD

Mr & Mrs Burton
New Farm Bradley Lane
Alton
Staffordshire
ST10 4DG

Application no: SMD/2017/0826

Determined on: 28/02/2018

Town and Country Planning Act 1990 Section 192
(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 PROPOSED USE OR DEVELOPMENT

Staffordshire Moorlands District Council hereby approves to certify that on the 12/12/2017; the proposed use specified in the First Schedule ('the Use') that would take place on the land specified in the Second Schedule ('the Land'), would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The old cowshed is an outbuilding within the same planning unit as the existing dwellinghouse; and the sole and primary use of the planning unit as a whole would remain that of a dwellinghouse used and ocupied by the household that live together as a family. 'The Use' would not result in a material change of use requiring planning permission because it would be ancillary, with the retention of a functional link, to the primary use of the residential planning unit as a dwellinghouse and not result in a physically and functionally separate use or area of land.

FIRST SCHEDULE

The use of the old cowshed that is shown edged blue on the attached plan numbered NF 1 and detailed on drawing number 17/540/01, as additional living accommodation that is ancillary and functionally linked to the existing dwellinghouse at New House Farm by members of the existing family household where 'the Land', including the existing dwellinghouse and the old cowshed, all continue to be occupied and used as a whole by one single household living together as a family.

SECOND SCHEDULE

Land at New Farm, Bradley Lane, Threapwood, Alton, Staffordshire ST10 4DG,that is edged red on the attached plan numbered NF 1.

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INFORMATIVE

This certificate should not be taken as any confirmation that: the old cowshed can be used as a separate independent dwellinghouse by persons who do not form part of the existing household that live together as a family; or that any alterations, improvements or enlargements can be carried out to the old cow shed.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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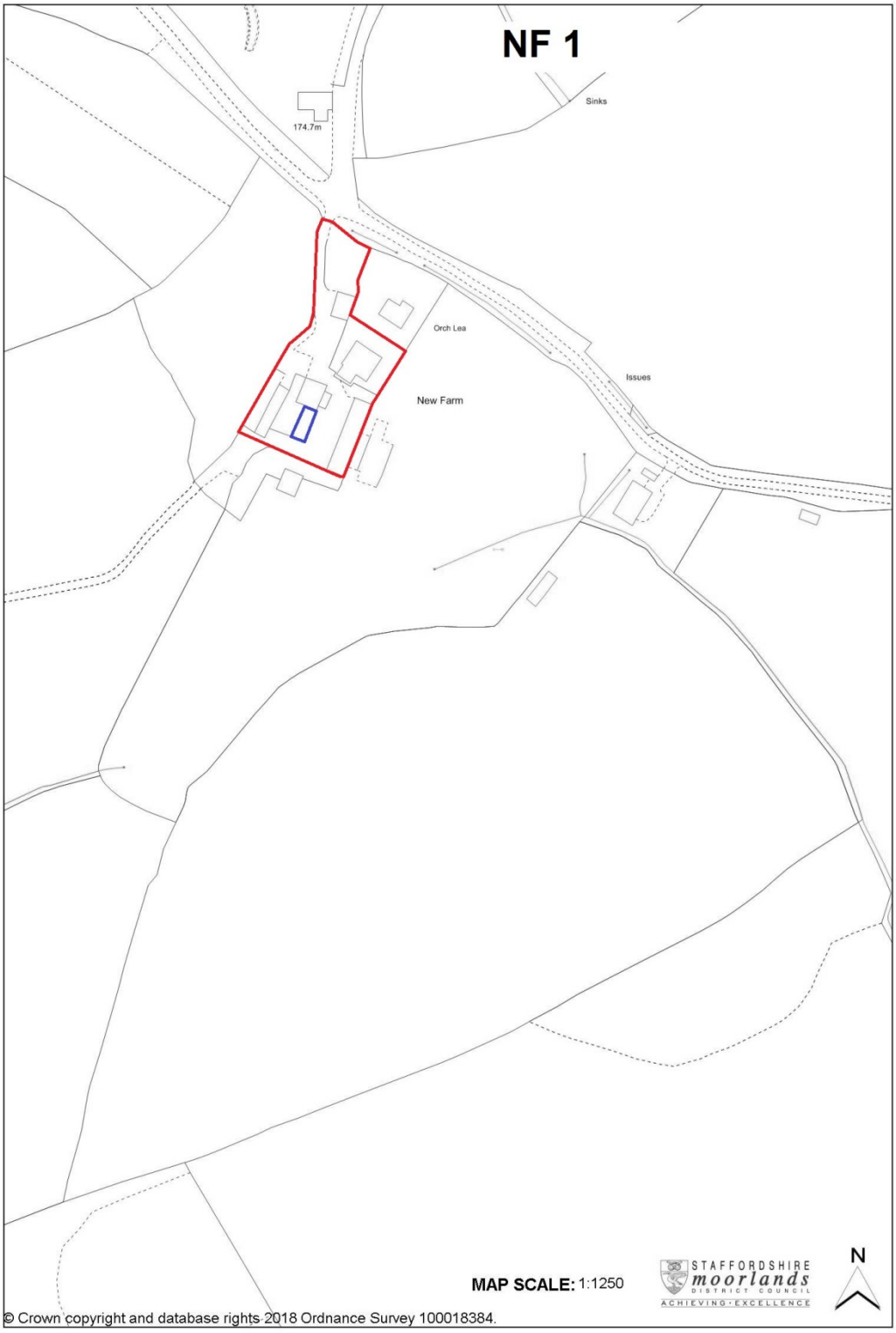

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NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

   (a) the refusal to issue a certificate under Section 192 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