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DISTRICT COUNCIL
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Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone: 0345 605 3013 • Web: www.staffsmoorlands.gov.uk

**Planning (Listed Buildings and Conservation Areas) Act 1990**
**The Planning (Listed Buildings and Conservation Areas) Regulations 1990**

# GRANT OF LISTED BUILDING CONSENT

This consent does not carry any approval or consent which may be required under any enactment, order or regulation other than Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990.

**Application No:** 12/00723/LBC

To:
Mr G Bowker
C/o Mr J Knight
83 Dimsdale Parade East
Wolstanton
Newcastle Under Lyme
Staffordshire
ST5 8DP

**Location of Development:**
Ash Hall Nursing Home Ash Bank Road Werrington Staffordshire ST2 9DX

**Description of Development:**
Extension of time for implementation of 09/00604/LBC - Proposed retirement properties with on site care

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY GRANT LISTED BUILDING CONSENT** for the works described above in accordance with plans ref: 001; 002; 09/1/2235/P; subject to the following condition(s):

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
**Reason:-**
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

2. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the nursing/care home known as Ash Hall.
**Reason:-**
To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use which could harm the setting and character of this listed building.

3. The development hereby permitted shall not be commenced until a sample panel of pointing, at least 1 metre square, is completed on site and inspected and approved in writing by the Local Planning Authority. The agreed pointing sample panel shall then be carried out in accordance with the approved written details and the on-site sample panel.
**Reason:-**
To ensure that the external appearance of the development is satisfactory.

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4. The development hereby permitted shall not be commenced until samples and details of types and colours of all roof tiles, facing materials and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Materials samples are also required for the gas meter building. 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. The development hereby permitted shall not be commenced until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.
**Reason:-**
To provide adequate privacy and an acceptable external appearance.

6. Notwithstanding the window and door details shown on the above approved drawing the development hereby permitted shall not be commenced until detailed plans and sections of the proposed windows and doors at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. Details should include the recess depth of the frame within the aperture; moulded timber sections; finish; opening mechanism and glazing bar subdivision. The development shall then be carried out in accordance with the approved written details.
**Reason:-**
To ensure that the external appearance of the development is satisfactory.

7. Notwithstanding approved drawing number 09/1/2235/P and before the proposed development is brought into use the new driveway and parking area shall be provided in accordance with plans to be first submitted to, and approved in writing by, the Local Planning Authority which shall thereafter be constructed in accordance with the approved drawings and retained for the life of the development. (Please refer to informative number 2).
**Reason:-**
In order to comply with the Staffordshire and Stoke-on-Trent Structure Plan (1996 - 2011).

8. The development hereby permitted shall not be commenced until details, including materials and positioning of all rainwater goods have been submitted to and approved in writing by the Local Planning Authority.
**Reason:-**
In the interests of the visual integrity of the building.

**Informatives**

Policy B13 of the Staffordshire Moorlands Local Plan together with policy DC1 and DC2 of the Core Strategy (Revised Submission Document) and the National Planning Policy Framework including chapters 7 and 12 have been taken into consideration during the determination of the above application. The proposed development is considered to be of a good design complimenting the existing original features of the adjacent Grade II Listed Ash Hall.

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In respect of condition number 7 above the applicant is advised that the new driveway and parking layout does not provide sufficient width to enable access/egress from parking bays 3-8 (inclusive). A minimum distance of 6 metres is required to the rear of the parking bays to allow vehicles to manoeuvre.

The applicant is reminded that this permission shall be read in conjunction with approved application reference 09/00597/FUL; the conditions of both 09/00597/FUL and 09/00604/LBC shall be adhered to.

**Signed on behalf of Staffordshire Moorlands District Council**

6 SEP 2012