STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr David Gafney
David Lewis Associates
54a High Street
Westbury
BA13 4AN

Mr & Mrs Roper
Farley house Wootton Lane
Farley
Staffordshire
ST10 3BQ

Application no: SMD/2017/0413

Determined on: 07/08/2018

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

REFUSAL OF LISTED BUILDING CONSENT

Location of Development:
Farley House Wootton Lane Farley Staffordshire ST10 3BQ

Description of Development:
Listed Building Consent for replacement detached outbuilding

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **HEREBY REFUSE LISTED BUILDING CONSENT** for the works described above in accordance with plans ref: 1960-S-loc plan,
1960-S-04,
1960-S-05B,
1960-D-06H,
1960-S-07A,
1960-D-12B,
1960-D-13A
1960-D-21H
1960-D-20J
for the reason(s) specified below:-

1. The proposed outbuilding by virtue of its scale, form, design and materials would be harmful to the setting of the nearby Grade II listed historic dwellinghouse and there are no public benefits to outweigh this harm. The proposal would not comply with the Council's Core Strategy Development Plan Document (adopted March 2014) policies DC1 'Design Considerations' or DC2 'The Historic Environment' or the Council's emerging Local Plan (Submission Version - February 2018) policies DC1 or DC2. The proposal would also therefore not be in line with the Adopted Staffordshire Moorlands Design Guide or recently revised government planning guidance contained in the National Planning Policy Framework (NPPF) sections 12 and 16.

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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. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed works are in progress.

2. If Listed Building consent is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the District Council in which the land is situated, a Listed Building purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

4. If you want to appeal against your local planning authority's decision listed building consent 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