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DISTRICT COUNCIL
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Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013 • Web: www.staffsmoorlands.gov.uk

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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: 10/00777/LBC

To:
Alton Towers Resort Operations
c/o Miss Hannah Whitney
14 Regent's Wharf
All Saints Street
London
N1 9RL

Location of Development:
The Banqueting Hall Alton Towers Farley Lane Farley Staffordshire Moorlands

Description of Development:
Removal, Restoration and Reinstatement of the Banqueting Hall Window, Glazing Panels and Stone Surround.

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: CL3224/034; REPORT 082010; subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason:- Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development, including facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the Local Planning Authority.
Reason:- To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the Listed Building and the Conservation Area.

3. No development that is hereby approved shall commence unless and until a method statement outlining method of removal, packaging, transportation, storage off site, reinstatement of the window, consolidate the stone surround have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.
Reason:- To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the Listed Building and the Conservation Area.

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4. No development that is hereby approved shall commence unless and until a detailed programme of works has been submitted following the removal and assessment of each panel and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.
Reason:- To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the Listed Building and the Conservation Area.

5. Prior to the installation of the isothermic glazing system, details including method of installation shall first be submitted to and approved in writing by the Local Planning Authority.
Reason:- To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the Listed Building and the Conservation Area.

6. A photographic record of the panels of the window pre and post conservation works, together with a description of the works carried out, shall be prepared and submitted to the LPA upon completion of the works.
Reason:- To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the Listed Building and the Conservation Area.

7. All panels of the window shall be reinstated to the satisfaction of the Local Planning Authority within 12 months of the commencement of works.
Reason:- To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the Listed Building and the Conservation Area.

Informative

In considering this proposal, account has been taken of the following development plan policies: Staffordshire Moorlands Local Plan – Policy R21, R22 & R23 and National Planning Guidance in the form of PPS.5. It is considered that the proposed development will have no adverse impacts on the scale and character of the Listed Building and the Conservation Area, and will not have an unacceptable or adverse effect on the enjoyment of any neighbouring dwelling.

Signed on behalf of Staffordshire Moorlands District Council

21 OCT 2010

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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 for the Environment in accordance with Section 20 & 21 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, within six months of the date of the decision notice. 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 for the Environment, 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 the 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 the applicant wishes to exercise the right of appeal referred to in Note 1, the appropriate form on which the notice of appeal should be submitted may be obtained from the Secretary of State for the Department of the Environment, The Planning Inspectorate (PLUP 2), Tollgate House, Houlton Street, Bristol, BS2 9DJ.