STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Mike Cheadle
3 Oak Road
Staffs
ST21 6AY

Mrs Deaville
26 Birch Lea
Ipstones
Leek
ST10 2TN

Application no: NMA/2019/0012

Determined on: 28th June 2019

Town and Country Planning Act 1990 (as amended)

NON MATERIAL CHANGE TO THE PLANNING PERMISSION SMD/2019/0210

Location of Development:
26, Birch Lea, Belmont Road, Ipstones, Staffordshire, ST10 2JN

Description of the change:
This change to the planning permission is to allow only the first floor extension to be constructed using an Ibstock Birtley brick as a facing material to match the front porch, rather than a render to match the rest of the dwelling, and Santuft 20/20 Clay (Pattern) Pantiles on the lean to roof in a colour to match the main roof as a roofing material, rather than play clay tiles.

In pursuance of its powers at s.96A under the above Act, the Council hereby **Approves** the non material change to the planning permission SMD/2019/0210 that is described above.

This notification of approval is not a planning permission in its own right and the development must only be carried out in accordance with the 'change' that is described above and in all other respects the description of development, the attached conditions, and referenced plans that are all relevant to the existing planning permission SMD/2019/0210 granted for development on the 28th May 2019.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance at paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure development that improve the economic, social and environmental conditions of the area.

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X B.J. Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council

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NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.

2. The application is approved in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.