STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Jonathan Hargreaves
EPOCH Architecture Ltd
22 Plover Drive
Biddulph
Staffordshire
ST8 7UJ

Mr & Mrs Owens
Gibacre House
Grangefields
Biddulph
Staffordshire
ST8 7SA

Application no: SMD/2019/0415

Determined on: 02.09.2019

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 05/07/2019; the operations and use specified in the First Schedule could have taken place at the dwellinghouse specified in the Second Schedule ("the Dwellinghouse"), lawfully within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act"), for the following reason(s):

1. Much of the work involved in the operations would have affected only the interior of "the Dwellinghouse". Works that affect only the interior of the building shall not be taken for the purposes of "the Act" to involve development of the land by virtue of s.55(2)(a)(i).

2. The works that would have materially affected the external appearance of "the Dwellinghouse" are limited to alterations that are permitted by Class A, Part 1 of Schedule 2 of the General Permitted Development Order 2015.

3. The conversion and differing use of the lower ground floor as habitable living accommodation would not result in a material change to the primary use of the planning unit as a single dwellinghouse (Class C3 of the Use Classes Order 1987).

FIRST SCHEDULE

The alterations to "the Dwellinghouse" and the use of the lower ground floor, as shown and detailed on the submitted drawings numbered P179-203, P179-204, and P179-205 for purposes that are ancillary to the single "Dwellinghouse" by occupants of the existing family household.

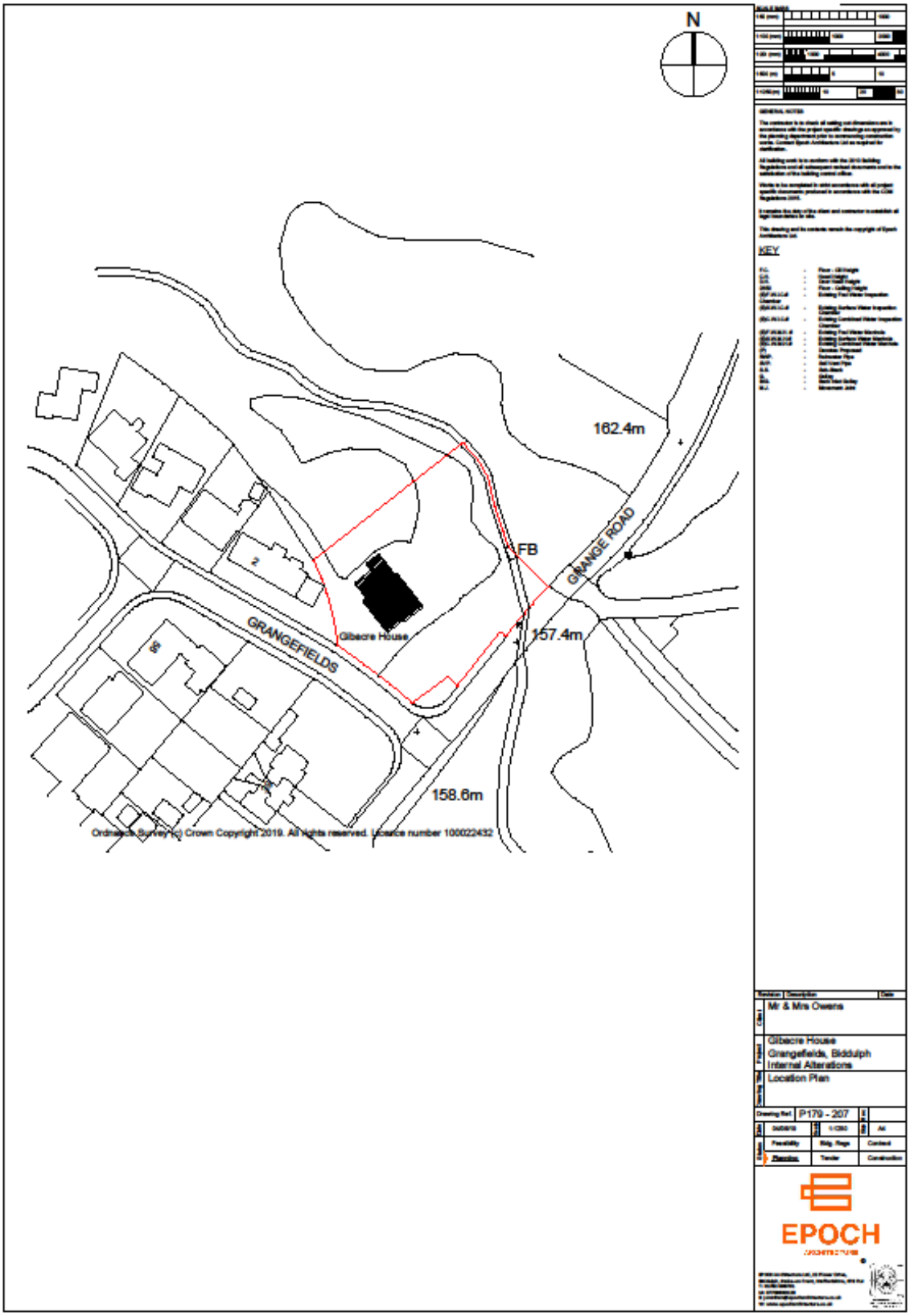
SECOND SCHEDULE

The dwellinghouse at Gibacre House, Grangefields, Biddulph, Staffordshire, ST8 7SA that has been edged red on the attached Location Plan numbered P179-207.

X 

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council


N
162.4m
FB
GRANGE ROAD
Gibecre House
GRANGEFIELDS
157.4m
158.6m
Ordnance Survey (c) Crown Copyright 2019. All rights reserved. Licence number 100022432
KEY
Mr & Mrs Owens
Gibecre House
Grangefields, Biddulph
Internal Alterations
Location Plan
P179 - 207
EPOCH

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