STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

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Application no: SMD/2019/0509

Determined on: 09/01/2020

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
Rickyard Barn Bradley Lane Threapwood Alton Staffordshire

Description of Development:
Alterations and refurbishment to facilitate conversion to single residential building.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:
Dwg 004 rev D (09.12.2019)
Location Plan 1:1250 scale showing site red edge contained on Dwg 001 rev A
SKCW01 – masonry alterations
Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. Prior to the commencement of development save for the matter of removal of roof sheets and tiles a full schedule giving details of all the repair, renovation and alteration

works to be undertaken, including work to walls including a method statement for taking down and rebuilding, making good and repointing, work to floors, ceilings and roof structure and treatment of demolition scarring shall be submitted to the Local Planning Authority for approval in writing and the works shall thereafter be undertaken in accordance with the details in the schedule as approved in writing. The existing ventilation slits shall be retained to appear externally visible with any glazing set to the interior of the openings.
Reason: In the interests of proper planning and the integrity of the heritage asset.

4. Prior to the commencement of the development save for the removal of roof sheets and tiles a written scheme of archaeological investigation ('the Scheme') shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication. The Scheme shall thereafter be implemented in full in accordance with the approved plans.
Reason: In the interests of recording and understanding the archaeological heritage of the site.

5. Prior to their use in the development details including types and colours along with samples of all roofing materials, facing materials and hard surfaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details as subsequently approved. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A stone work sample panel shall be completed on site which shall be inspected and approved in writing by the Local Planning Authority (LPA) before stone construction work begins and shall remain on site during the period of construction.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area and the Listed status.

6. The development shall take place strictly in accordance with the proposed ecological provisions for bats and birds as detailed at section 5 in the applicant's submitted ecology report by Evolution Ecology (July 2019) and all physical measures incorporated shall be so retained for the lifetime of the development.
Reason: in the interests of biodiversity and safeguarding protected species

7. The sample wall panel required by the above condition 5 shall also demonstrate the masonry coursing structure. The development shall be carried out in accordance with the details of stone, coursing structure and mortar mix as subsequently approved in writing by the Local Planning Authority. The sample panel as approved in writing shall be retained on site and shall not be removed until such time as the external walls are complete.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area and the Listed status.

8. Prior to the installation of windows, doors or other external joinery features detailed plans and sections of the proposed windows and doors at a scale of 1:5 or 1:10 together with details of the materials and proposed finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as subsequently approved in writing.
Reason: To ensure that the external appearance of the development is satisfactory and

appropriate to the building and the character of the rural area and the Listed status.

9. Prior to the installation of all external flues, vents and extractor equipment, details shall be submitted to and approved in writing by the Local Planning Authority and any subsequently installed shall be in accordance with the details as approved in writing.
Reason: To protect the amenities of occupiers of adjoining properties, the integrity and appearance of the building as a heritage asset and the visual amenities of the area.

10. Prior to the installation of the roof lights, details shall be submitted to and approved in writing by the Local Planning Authority and shall be fitted in accordance with the details as approved in writing. Roof lights shall be of Conservation standard and shall be designed to fit flush with the plane of the roof and the frame shall have a black finish. The glazed area shall be subdivided vertically.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area and the Listed status.

11. Prior to installation of drainage to serve the development hereby approved drainage plans for the disposal of foul and surface water flows shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall subsequently be implemented in accordance with the approved details before the development is first brought into use.
Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

12. Prior to the implementation of external landscaping and boundary treatments all details including design, layout and materials for boundaries, surfacing, parking and turning areas and bin storage shall be submitted to the Local Planning Authority for approval in writing and shall be completed in accordance with the design details as subsequently approved in writing.
Reason: In the interests of the integrity of the heritage asset and the appearance of the development and its setting.

13. Prior to first occupation of the development hereby approved, a scheme for the provision of nesting opportunities for wild birds shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be installed prior to the first occupation of the development hereby approved.
Reason: In the interests of biodiversity.

14. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge.
Reason: To comply with SMDC Core Strategy policy DC1 and T1, in the interests of highway safety.

15. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason: To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy policy DC1 and T1; in the interests of highway safety.

16. Before the proposed development is brought into use, the access shall be constructed with a fall from the building line to the edge of carriageway or with an upstand; in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be constructed in accordance with the approved the details.
Reason: To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy policy DC1 and T1; in the interests of highway safety.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows or any other openings shall be installed in any part of the development other than those expressly authorised by this permission,, without prior written consent from the District Council as Local Planning Authority.
Reason: In the interests of the integrity of the heritage asset and the appearance of the development and its setting and the amenities of the area.

18. No structural alterations shall be carried out to the building other than those outlined in the Structural report by HW Consulting Engineers Ltd dated September 2019 as updated by the addendum to the structural report dated December 2019 or unless a further planning permission has been sought and granted.

Reason:- In order that the historic character and appearance of the building shall be retained.

Informatives

1. The confirmed presence of bats in the building proposed to be developed means that work can only take place if carried out in accordance with Natural England's licensing procedures for work which will affect European Protected Species details of which can be obtained from Natural England at https://www.gov.uk/bats-protection-surveys-and-licences. Failure to carry out the requirements in accordance with the legislation risks offences being committed which could result in legal action including prosecution.

2. With regard to Condition 4, this work would record evidence of phasing, the survival of historic fixtures and fittings and the use of space within the current structure. It would effectively equate to a Level 2 survey as identified in the Historic England volume entitled 'Understanding historic buildings: a guide to good recording practice' (2006). The building recording should be carried out by a suitably experienced historic environment professional or organisation working to the Chartered Institute for Archaeologists (CIfA) standards and guidance for the 'Archaeological investigation and recording of standing buildings and structures' (2014) and the Level 2 survey standard as identified in the English Heritage (now Historic England) volume entitled 'Understanding historic buildings. A guide to good recording practice' (2006). The archaeological watching brief should be carried out by a suitably experienced archaeologist or historic environment organisation working to the CIfA standards and guidance for 'Archaeological watching briefs' (2014).

3. All wild birds including their nests and eggs are protected by law. It is an offence, with certain exceptions, to kill, injure or take wild birds or to take, damage, or destroy their nests or take or destroy their eggs. Site clearance and/or demolition cannot therefore take place where there are birds nesting. Typically this will be in the period mid February to mid August. As this development involves vegetation clearance and/or demolition and/or other activities which would be damaging to any nesting birds present the work should avoid the bird nesting season so far as possible. If such work is to take place in the nesting season an ecologist experienced in bird nesting habits should first be engaged to advise on and ensure that the intended work can legally take place.

4. Party Wall Act. Attention is drawn to the requirements of The Party Wall Etc Act 1996 in relation to development close to the boundary of the application site and in particular in respect of the north westerly boundary.

5. The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. Amendments were agreed with the agent in the course of the determination in accordance with the approach to decision making as advocated in the National Planning Policy Framework at paragraph 38.

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council

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Chief Executive

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at BControl@staffsmoorlands.gov.uk

2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

3. This consent is granted subject to conditions and 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. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk 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. Other conditions on this permission 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.

5. The permission is granted 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.

6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want

to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents 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

11. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

12. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.