STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Wood Golstraw Yorath LLP
Churchill House
Regent Road
Stoke-on-Trent
ST1 3RH

Mr & Mrs Beaumont
Newstead Trading Estate
Stoke-on-Trent
ST4 8HX

Application no: SMD/2020/0047

Determined on: 9th November 2020

Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) England) Order 2015

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.

Location of Development:
Cliffe Park Hall, Reacliffe Road, Rudyard, Staffordshire, SK11 0QZ

Description of Development:
External fabric repairs comprising: the complete re-roofing of the main house; the rationalising of existing and installation of new rainwater goods; masonry repairs; repointing of all elevations using a lime based mortar; and refurbishing/repair of existing windows and doors and the installation of new windows and doors only where specified on revised drawings referred to below.

In pursuance of their power under the above-mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS LISTED BUILDING CONSENT** for the works described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. Not later than 3 days after development/works first begin on site written notice shall be given to the Local Planning Authority of the date on which development/works first commenced.

Reason:- To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. Notwithstanding those plans and details submitted originally with the application, the works described above shall only be carried out in accordance with the revised 'Addendum Justification Statement'; and the revised drawings and details numbered 3521-09-50C 'C', 3521-09-51B 'B', 3521-09-52B 'B', 3521-09-53B 'B', 3521-09-54A 'A', and 3521-09-55A 'A' that were submitted electronically on the 13th August 2020 together with all drawings and details submitted to and approved by the Local Planning Authority in pursuance of the conditions attached to this consent.

Reason:- In the interests of the architectual and historic integrity of the building

3. Following the erection of scaffolding and before works to the roof and its structure commence a schedule of works and specification of the proposed works to the roof including timber replacement, roof covering details, flashings and falls, chimneys and chimney pots, and roof lights shall be submitted to and approved by the Local Planning Authority. The works shall only be carried out in accordance with the approved schedule and specification. Roof timbers shall be repaired wherever possible and any replacement will be like-for-like unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interests of the architectual and historic integrity of the building

4. Before the permitted works are carried out samples and details of the facing and roofing materials to be used; and the mortar and stone repairs that are to be used in place of stone, shall be submitted to and approved in writing by the Local Planning Auhtority. The works shall only be carried out using those facing and roofing materials; and the mortar and stone repairs that have first been approved in writing by the Local Planning Authority. All replicated details and stone shall match the existing in terms of materials, finish, construction and appearance.

Reason:- In the interests of the architectual and historic integrity of the building

5. The pointing and mortar works shall only be carried out in accordance with details (relating to the colour, mix, means of application, and joints) that have first been submitted to and approved in writing by the Local Planning Authority. The pointing shall only be carried out after a sample panel of pointing has been provided for inspection and approval. The pointing and mortar technique to be used shall not leave the mortar proud of the brick/stone face.

Reason:- In the interests of the architectual and historic integrity of the building

6. The works to walls, floors and ceilings shall only be carried out in accordance with details, to include a specification for all lath and plaster work, that have first been submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of the architectual and historic integrity of the building

7. The windows and doors shall only be repaired, replaced or altered in accordance with a schedule of works, that includes details of materials, finish, glass and ironmongery, that has first been submitted to and approved by the Local Planning Authority. Works to doors and windows shall be limited to works that retain their historic position within openings.

Reason:- In the interests of the architectual and historic integrity of the building

8. The rainwater goods shall only be repaired, repalced or installed in accordance with details and a schedule of works that shall first be submitted to and approved in writing by the Local Planning Authority. Those details to be submitted to and approved in writing by the Local Planning Authority shall include details of make, model and method of fixing.

Reason:- In the interests of the architectual and historic integrity of the building

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

9. Any means of ventilation, including air bricks and grilles, shall only be repaired, installed or altered in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of the architectual and historic integrity of the building

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

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 buildingcontrol@staffsmoorlands.gov.uk

1. 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.

2. 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 may be 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. If you want to appeal against your local planning authority's decision on 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

9. 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.