STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Mr Allen
Rockhaven
Smithy Bank
Alton
Staffordshire
ST10 4AA

Application no: SMD/2020/0487

Determined on: 16th November 2020

Town and Country Planning Act 1990 Section 191
(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 EXISTING USE OR DEVELOPMENT

The Staffordshire Moorlands District Council hereby approves to certify that on 07/09/2020; the use specified in the First Schedule ("the Use") taking place at the property specified in the Second Schedule ("the Property"), was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act"), for the following reason(s):

The property originates as a purpose built dwelling house from the 19th Century, it was used briefly to provide Bed and Breakfast accommodation between 1997 and 2008, but that use ceased and since that time, it is clear from the available evidence that, the property has been used solely again as a single dwellinghouse. The dwellinghouse use that results from that change of use, and the return back to its original purpose, became, without doubt, lawful after a period of four years.

FIRST SCHEDULE
Use as a single dwellinghouse

SECOND SCHEDULE
The dwellinghouse and curtilage at Rockhaven, Smithy Bank, Alton, Staffordshire, ST10 4AA that is shown edged red on the attached location plan.

X B.J. Haywood

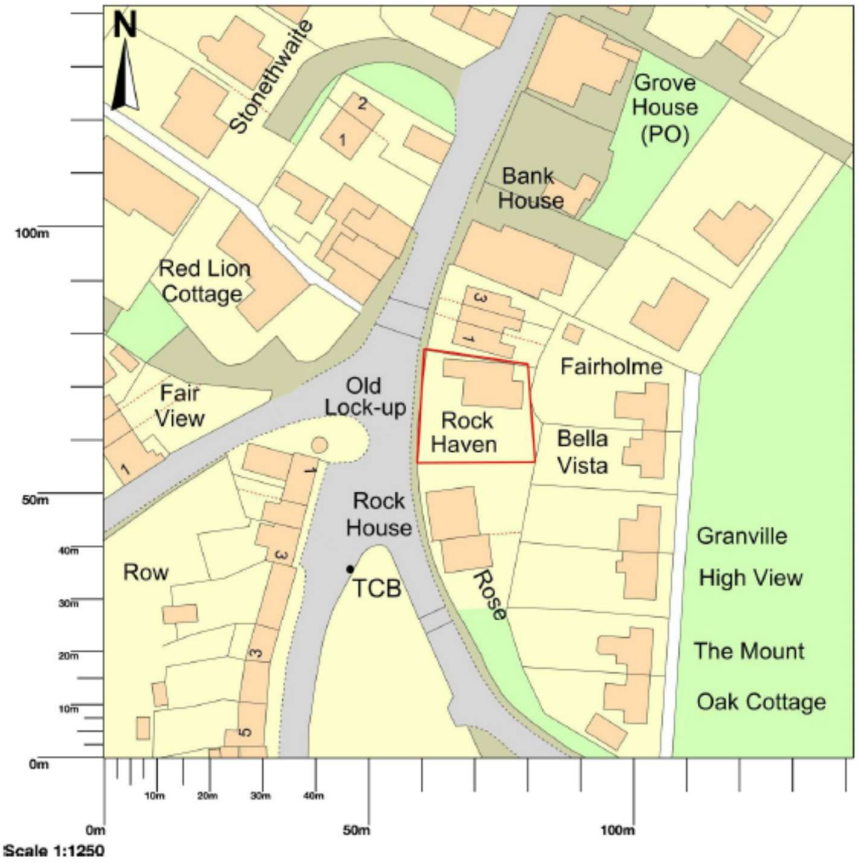
Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Rock Haven, Smithy Bank, Alton, Stoke-On-Trent, ST10 4AA



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NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

   (a) the refusal to issue a certificate under Section 191 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

1. 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