

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr Shirley
C/O Agent

Application no: SMD/2021/0196

Determined on: 26/05/2021

**Town and Country Planning Act 1990 Section 192
(As amended by Section 10 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 23/03/2021; the proposed continuation of building works to construct dwellinghouse as approved under application SM96-0333 specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- It can be confirmed that the replacement dwellinghouse approved under application SM96/0333 was commenced within five years of the date on the Decision Notice.
- Condition 3 was not discharged prior to the commencement of development.
- Condition 3 required the submission and approval of a landscaping scheme. This is not considered to go to the heart of the permission and therefore even though the development was commenced without discharging Condition 3, it can be confirmed that a lawful start was made on the application.
- Planning approval SM96/0333 is therefore extant and work can continue to finish the dwellinghouse.

FIRST SCHEDULE

Certificate of lawfulness for Proposed continuation of building works to construct dwellinghouse as approved under application SM96-0333

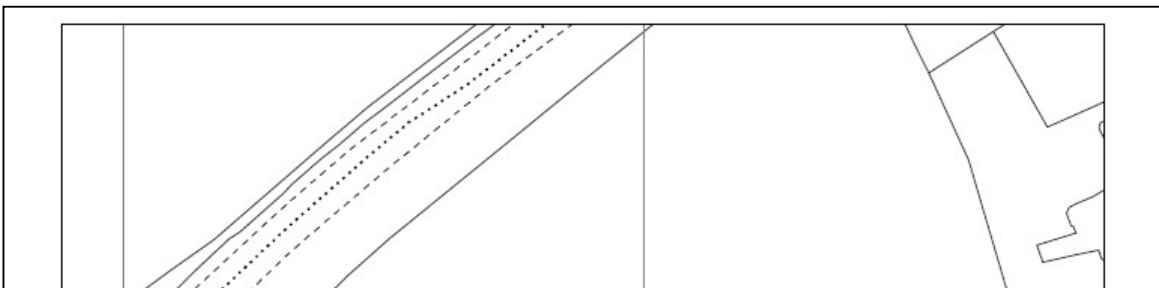
SECOND SCHEDULE

Grove Farm Leek Road Moorville Cellarhead Staffordshire ST9 0DQ

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council



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>

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