STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Miss Kate Walker
Hewitt & Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Mr & Mrs Leese
Goldhurst Farm
Hollington Road
Winnothdale
Staffordshire
ST10 4HY

Application no: SMD/2020/0480

Determined on: 18/06/2021

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:
Goldhurst Farm Hollington Road Winnothdale Staffordshire ST10 4HY

Description of Development:
External alterations to include new orangery and porch, alongside alterations to existing carport, boiler room and internal layout

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 following submitted plans and subject to the following conditions and/or modifications:-

AL(0)01;
AL(0)02;

AL(0)03;
AL(0)04;
AL(0)05 Rev F;
AL(0)06 Rev C;
AL(0)07 Rev B;
AL(0)08 Rev C;
AL(0)09;
AL(0)15 Rev B;

Reason:- For the avoidance of doubt and in the interests of proper planning and in accordance with the National Planning Policy Framework.

3. The development hereby permitted shall be carried out using bricks reclaimed from the existing carport to be demolished. In the event of any additional bricks being required for infilling purposes around window and door openings, details of the brickwork including mortar shall be firstly submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details and retained for the lifetime of the development.

Reason:- In the interests of good design and to preserve the historic fabric of the Listed Building.

4. Unless alternative details are submitted to, and approved in writing by the Local Planning Authority to agree otherwise, all rainwater goods shall be Alumasc Apex Heritage Cast Iron range in black painted finish. Gutters shall be 4.5"" half round profile, supported on drive in rise and fall brackets. Downpipes shall be fixed with traditional holderbat fixings.

Reason:- In accordance with the applicant's intentions and in the interests of Listed Building integrity.

5. Unless alternative are submitted to, and approved in writing by the Local Planning Authority to agree otherwise, the vents type shall be in accordance with the details outlined within the 'Glidevale In-line tile, Slate and Ridge Ventilators' document, dated July 2018.

Reason: In the interests of Listed Building integrity and design.

6. Should an extract vent to the kitchen be required then prior to its insertion, details including design, materials and location shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained for the lifetime for the development.

Reason: In the interests of Listed Building integrity and design.

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7. Prior to the erection of the Orangery as identified on the above approved plans, all of the orangery joinery details shall be firstly submitted to and approved in writing by the Local Planning Authority. Details shall also include that of any flashing. The development shall then be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason: In the interests of Listed Building integrity and design.

8. There shall be no widening of the existing opening between the kitchen and the inner room containing the new staircase and doors leading to the utility and pantry.

Reason:- To preserve the historic fabric and layout of the Listed Building.

Informatives

1. During the course of considering the application the Council sought design amendments to secure a form of development which was appropriate for the Listed Building status of the dwelling. The council have therefore complied with the provisions of paragraph 38 of the National Planning Policy Framework (February 2019) where Local Planning Authorities are encouraged to work proactively with applicants to secure sustainable development proposals.

2. A Public Right of Way (Checkley 18) passes close to the Goldhurst Farm access drive. The footpath must not be obstructed at any time during the development and must remain available for public use on foot at all times both during development and on completion. Should temporary closure or diversion be necessary to allow the works to proceed then application should be made to the Staffordshire County Council Public Rights of Way officer. Contact: Rights of Way, Staffordshire County Council, 2 Staffordshire Place, Tipping Street, Stafford ST16 2DH. Email: rightsofway@staffordshire.gov.uk
Tel: (01785) 277244 or 277247

The granting of planning permission does not constitute authority for interference with the right of way or its closure or diversion. For further information the applicant is advised to read section 7 of DEFRA's Rights of Way Circular (1/09).

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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

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 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.

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 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.

6. 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.

7. 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.

8. 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.

9. 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

10. 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.

11. 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.