STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mrs Randles
The Old Rectory Holt Lane
Kingsley
Staffordshire
ST10 2BA

Application no: SMD/2020/0506

Determined on: 07/07/2021

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:
The Old Rectory Holt Lane Kingsley Staffordshire ST10 2BA

Description of Development:
Listed Building Consent for the proposed conversion and extension of outbuilding to a holiday let and new conservatory

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 works hereby granted listed building consent shall be begun before the expiration of three years from the date of this consent.

   Reason:- To comply with the requirements of Section 91(1) of The Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   - 2019-2442-02Q
   - 2019-2442-03D

   Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework (2019).

3. No works to the external walls or roof shall take place until samples of the types and

colours of all facing materials, tiles and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure that the external appearance of the development is satisfactory.

4. Prior to the insertion of any roof lights, details shall be submitted to and approved in writing by the Local Planning Authority. The roof lights should be designed to fit flush with the plane of the roof and the frame should have a black finish. The glazed area should be subdivided vertically. The development shall be undertaken in strict accordance with the approved details.

   Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

5. Prior to the erection of the conservatory, joinery details shall be submitted to and approved in writing by the Local Planning Authority. Details should include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. The development shall be undertaken in strict accordance with the approved details.

   Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

6. Prior to any work commencing on any of the windows and doors, joinery details showing doors and windows to be repaired/replaced, including details of re-use of historic ironmongery and position within the openings shall be submitted to and approved by the Local Planning Authority. Details should include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. The development shall be undertaken in strict accordance with the approved details.

   Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

7. Prior to the removal of any existing historic finishings and fixtures, a schedule shall be produced of the finishings and fixtures demonstrating how these will be incorporated into the final scheme and those which will be removed (paving, feeding hatches, timber stall, hay ricks etc). The schedule shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

   Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

8. Prior to any works to the existing floors, walls, ceilings and roof structure, details shall be submitted to and approved in writing by the Local Planning Authority as to how these are to be treated. The details shall include the retention of first floors, including lime-ash floors and lath and plaster ceilings, direct lime plaster walls and

retention/reinstatement of some historic paving. The development shall be undertaken in strict accordance with the approved details.

Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

9. The development hereby approved shall involve the retention of all existing first floor structures and levels to bedrooms and bathrooms and the retention of the staircase in former grooms' accommodation.

Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

10. Prior to work beginning in respect of creating a new doorway between the former groom's accommodation and the hay loft, details shall be submitted to and approved in writing by the Local Planning Authority as to how these works will be undertaken. The development shall be undertaken in strict accordance with the approved details.

Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

11. The boarded doors to the central gig house shall be retained.

Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

12. Prior to the insertion of any ventilation cowls and ducts, details including location, colour and size shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

13. The development hereby permitted shall not commence until full details of all landscaping, including a timetable for implementation, boundary treatment and hard surface treatments have been submitted to and approved in writing by the Local Planning Authority. Therafter the development shall be undertaken and implemented strictly in accordance approved details.

Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

Informative

During the course of the consideration of the application the Council sought amendments to the proposals to ensure that the significance of the curtilage Listed Building would not be harmed by the proposed development. It is therefore considered that the proposals meet the provisions of paragraph 38 of the NPPF (2019).

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

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.