STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

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Edge End Farm
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Leek
Staffordshire
ST13 8TG

Application no: SMD/2019/0480

Determined on: 09/08/2021

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:
Edge End Farm Buxton Road Leek Staffordshire ST13 8TG

Description of Development:
Listed Building Consent for proposed internal alterations and minor amendments to the exterior elevations

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 permitted shall be begun before the expiration of three years from the date of this consent.
Reason: To comply with Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:
04 A – site red edge and block plan
05 L – plans and elevations as proposed
12 G – internal elevations as proposed
13 D – window and door drawings
Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. Proposed structural underpinning shall be carried out to wall areas A and B in strict accordance with the recommendations for targeted repair ref FS PR 1049 by Chris Pike Assocs dated 7th July 2021 and the accompanying specification drawing PR.1049.F01 of the same date.
Reason: To ensure that the work is carried out in accordance with the agreed specification in the interests of appropriate conservation of the heritage asset and its overall structural integrity.

4. Prior to any works to underpin wall areas C and D a further report and specification shall be submitted for approval to the local planning authority by the conservation accredited structural engineer to assess the works required and provide appropriate justification. The works shall only proceed in accordance with the approved report.
Reason: To ensure that only work appropriate and necessary to the conservation of the heritage asset and its overall structural integrity is undertaken.

5. Prior to their installation the colour of windows, profile of glazing bars and position of windows/doors in openings in terms of recess relative to the exterior wall face shall all be submitted for approval in writing by the Local Planning Authority (LPA) and all windows and doors shall be installed and retained for the life of the development in accordance with the details as approved and there shall be no variation unless otherwise agreed in writing by the LPA.
Reason: In the interests of conserving the special architectural and historic interest of the Listed Building subject of this application and its setting.

6. There shall be no external drips or trickle vents to the windows and doors hereby approved.
Reason: In the interests of conserving the special architectural and historic interest of the Listed Building subject of this application and its setting.

7. Prior to the installation or alteration of any fireplace the details of the intended work to the fireplace shall first be submitted for approval in writing by the LPA and all work shall be completed and thereafter retained for the life of the development in accordance with the details as approved and there shall be no variation unless otherwise agreed in writing by the LPA.
Reason: In the interests of conserving the special architectural and historic interest of the Listed Building subject of this application.

8. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample wall panel shall be completed on site which shall be inspected and approved in writing by the Local Planning Authority before external facing masonry work begins and shall remain on site during the period of construction. The extent and method of any pointing to be undertaken beyond any areas of re-build as shown in the drawings hereby approved shall first be agreed with the LPA in writing. The development shall be carried out in accordance with the details of pointing and mortar mix as subsequently approved in writing by the Local Planning Authority.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area and in the interests of conserving the special architectural and historic interest of the Listed Building subject of this application.

9. The sample wall panel required by the above condition 8 shall also demonstrate the

masonry block size and coursing structure. The development shall be carried out in accordance with the details of stone, coursing structure and mortar mix as subsequently approved in writing by the Local Planning Authority. The sample panel as approved in writing shall be retained on site and shall not be removed until such time as the external walls are complete.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area and in the interests of conserving the special architectural and historic interest of the Listed Building subject of this application.

10. Prior to installation and use of any external facing walling and roofing materials the details along with samples if requested shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details as subsequently approved in writing and there shall be no variation without the prior consent in writing of the Local Planning Authority.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area and in the interests of conserving the special architectural and historic interest of the Listed Building subject of this application.

11. Roof light details are to be submitted to and approved in writing by the Local Planning Authority and shall be fitted in accordance with the details approved. Roof lights shall be of Conservation standard and shall be designed to fit flush with the plane of the roof and the frame should have a black finish. The glazed area shall be subdivided vertically.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area and in the interests of conserving the special architectural and historic interest of the Listed Building subject of this application.

12. Prior to the installation of the staircase to the interior of the building the detailed design shall first have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details as subsequently approved in writing and there shall be no variation without the prior consent in writing of the Local Planning Authority.
Reason: In the interests of conserving the special architectural and historic interest of the Listed Building subject of this application.

13. Throughout the course of the development a documentary record supported with photographic illustrations shall be compiled to provide a record of the presence and /or evidence of all prior fixtures and fittings where these are to be altered or displaced by the works hereby approved. A copy of the completed document shall be submitted to the Local Planning Authority and a further copy shall be submitted to the Staffordshire Archaeological Record Office within 6 months of the completion of the works.
Reason: In the interests of recording and understanding the heritage of the site as an extant Listed building.

Informative

1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the

LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

2. Based on the applicant's submitted specialist ecology report it is judged unlikely that Bats will utilise the building subject of this application as a place of rest or shelter. However bats are protected by law and in the event that bats or bat droppings are encountered during the development work, all operations should be immediately ceased and advice obtained from an ecologically qualified bat specialist. Work should then continue only in accordance with the specialist advice obtained and with due reference to the law including the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981.

X B.S. Haywood

Signed by: Ben Haywood

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

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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

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.