STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mr Brian Holt
83 Ostlers Lane
Cheddleton
Staffordshire
ST13 7HS

Mrs Croxton
73 Spring Gardens
Leek
Staffordshire
ST13 8DD

Application no: SMD/2016/0211

Determined on: 20/08/2021

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:
8 Sheep Market Leek Staffordshire ST13 5HW

Description of Development:
Continuation of existing retail premises (shop) at ground floor level with 2no flats at first and second floor level. Installation of a rear staircase and walkway and alterations to elevations

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 to which this permission relates must not be begun later than the expiration of three years from the date of this permission.
   Reason: To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with plans numbered KPJ-01A, KPJ-02A, KPJ-04A and KPJ-05, that were received by the Local Planning Authority 10th June 2016.
   Reason:- For the avoidance of doubt.

3. Prior to installation, details of any external ventilation cowls shall be submitted to and approved in writing by the Local Planning Authority. External ventilation cowls must be installed in accordance with the details agreed and retained as such in perpetuity.

Reason:- Having regard to the need to protect and preserve the historic integrity of this Grade II Listed Building, in accordance with policy DC2 of the Staffordshire Moorlands Local Plan

4. Prior to installation details of the approved rooflights shall be submitted to and approved in writing by the Local Planning Authority. The roof lights shall be designed to fit flush with the plane of the roof and the frame shall have a black finish. The glazed area shall be subdivided vertically. The rooflights approved by virtue of this permission shall be installed in accordance with the approved details and retained as such in perpetuity.
   Reason:- To maintain the character and integrity of the Listed Building and Conservation Area. In accordance with policy DC2 of the Staffordshire Moorlands Local Plan

5. The joinery details of the approved external door shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. The door shall be installed in accordance with the approved details and retained as such in perpetuity.
   Reason:- To maintain the character and integrity of the Listed Building and the Leek Conservation Area. In accordance with policy DC2 of the of the Staffordshire Moorlands Local Plan

6. Prior to intallation details of the approved external steel staircase shall be submitted to and approved in writing by the Local Planning Authority. The staircase shall be erected in accordance with the approved details and retained as such in perpetuity.
   Reason:- Having regard to the historic integrity of the Listed Building and the Leek Coservation Area. In accordance with policy DC2 of the Staffordshire Moorlands Core Stratey and Chapter 12 of the National Planning Policy Framework.

Informative

1. During the course of this application the Local Planning Authority has worked closely with the Agent in order to overcome concerns raised by the Conservation Officer and Historic England. This is in accordance with the provisions of paragraph 38 of the National Planning Policy Framework.

X

Signed by: Jane Colley Signature

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.

1.