

Dr Sudipta Roy
Hallwater Farm
Endon
Staffordshire
ST9 9HG

Application no: SMD/2021/0487

Determined on: 13/10/2021

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

REFUSAL OF PLANNING PERMISSION

Location of Development:

Hallwater Farm Hallwater Endon Staffordshire ST9 9HG

Description of Development:

Replacement Gates

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref:

Front elevation 1:100

Hallwater Farm Location Plan 1:1250

Hallwater Farm site plan(2) 1:500

Proposed design gates

for the reason(s) specified below:-

1. The proposed painted metal fabricated gates are found wholly out of keeping and harmful to the setting of the Listed Building and harmful to the contribution which the building and its setting make to the character and appearance of the Endon Conservation Area. The harsh outward appearance and modern stylistic finish would clash with the aged patina of the adjacent stone of the Listed Building and would undermine the heritage values and significances of the site as a onetime historic farmstead by being of a design and material finish wholly at odds with the age, style, heritage and character of the Listed Building and its place in the Conservation Area. Whilst the identified harm is considered to be less than substantial to the conservation of the heritage assets there are no public benefit to outweigh this harm. Any benefits associated with the development are considered to be wholly private and personal to the applicant. The proposed development is found contrary to Local Plan policies SS1, SS8, SS10, DC1, DC2, DC 3 and to the NPPF.

Informative

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffs Moorlands.gov.uk Tel: 0345 605 3010

All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.



1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been set out for the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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>
6. 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.
7. 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.