STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Peter Napier
Peter Napier And Co
4 Villa Cottages
Minsterley Road
Shrewsbury
SY5 0QJ

The Trust
The Landmark Trust Shottlesbrooke
Maindenhead
Berkshire
SL6 3SW

Application no: SMD/2021/0786

Determined on: 26th January 2022

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:
Alton Station Farley Lane Farley Staffordshire ST10 4BZ

Description of Development:
Repairs to tiled floor in Waiting Room, Re-routing of heating pipes in trench in Waiting Room. Take out ticket office barrier to facilitate tiling repairs. New t&g boarded stud wall, pipe covering and doors in Plant Room in Waiting Room. Remove arch in opening in Station Master's House and infil opening with new plastered partition and door; move radiator in Lounge and route pipework in trench in floor. Relocate door into new partition wall.

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 Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   - 19434: 109A, 110A, 111A, 114A, 115A, House 1 and House 4

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

3. The works hereby approved, shall be undertaken in accordance with the 'Design Statement for Listed Building Consent Application' document dated 26th November 2021 and the annotations contained on the submitted drawings, unless otherwise first agreed in writing with the Local Planning Authority.

   Reason:- To identify the scope of works approved and to ensure the significance of the Listed Buildings are maintained and/or enhanced.

4. Prior to the use of the repointing of those areas detailed in the application, details of the ratio of the mix shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

   Reason:- To ensure the significance of the Listed Buildings are maintained and/or enhanced.

5. Following the inspection of the canopy to the Station Master's House, should there be any requirement for further works (not included within the application) to prevent water egress, details shall be submitted to and approved in writing by the Local Planning Authority. The additional works shall be undertaken in accordance with the approved details.

   Reason:- To ensure the significance of the Listed Buildings are maintained and/or enhanced.

6. The waiting room floor shall be relayed with tiles salvaged from the existing floor to the same pattern and design. Where any tiles are damaged and cannot be reused they shall be replaced with identical reproductions.

   Reason:- To ensure the significance of the Listed Buildings are maintained and/or enhanced.

Informative

This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

X B.J. 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

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.