

Michael Cartwright
Cartwright_Mj
32 Well Lane
ST8 6QX

Mr and Mrs Latham
4 Stone Villas
Tower Hill Road
Mow Cop
ST7 3PS

Application no: NMA/2021/0035

Determined on: 16th February 2022

Town and Country Planning Act 1990 (as amended)

**NON MATERIAL AMENDMENT TO THE PLANNING PERMISSION
SMD/2021/0126**

Location of Development:

Stone Villas, 4 Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS

Description of Amendment:

To make changes to the development permitted by planning permission SMD/2021/0126 that would:

- Position and move the front wall of the proposed extension back by 400mm
- Finish windows in a light grey colour rather than white

In pursuance of its powers under the above Act, the Council hereby **APPROVES** the changes to the development described above as a non-material amendment to the planning permission SMD/2021/0126, the development permitted shall only be carried out in accordance with the revised drawings numbered MJC-LATH-21 'B' (A100 & A101) that were submitted with this application for a non-material amendment.

The applicant is advised that this notice of approval should be read in conjunction with the Planning Permission Decision Notice approving and relating to planning permission SMD/2021/0126 and that any conditions attached to that permission, to the extent that they do not conflict with the terms of this approval, still apply and shall be observed and complied with.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). 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.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved 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.
3. This application is approved and may be subject to conditions from the original decision notice. 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. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** 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. Any other conditions on this approval 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.