

BHB Architects  
24 Bird Street  
Lichfield  
Staffordshire  
WS13 6PT

Mrs Satchell  
Alton Castle  
Castle Hill Road  
Alton  
Staffordshire  
ST10 4TT

Application no: SMD/2022/0022

Determined on: 4<sup>th</sup> April 2022

**Planning (Listed Buildings and Conservation Areas) Act 1990  
The Planning (Listed Buildings and Conservation Areas) Regulations 1990**

## **REFUSAL OF LISTED BUILDING CONSENT**

**Location of Development:**

Alton Castle, Castle Hill Road, Alton, Staffordshire, ST10 4TT

**Description of Development:**

Existing external oak entrance gates to be replaced with new metal gates (forged steel).

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE LISTED BUILDING CONSENT** for the works described above and shown in plans numbered with plans ref: 3339-26, 3339-23, and 3339-22 for the reasons specified below:

1. The planning authority, when exercising its primary duty relevant to the consideration of this application, has had special regard to the desirability of preserving the setting of the listed building and scheduled monument, its features of special architectural or historic interest which it possesses. The works would introduce gates at the entrance of the castle perimeter that would appear contemporary or suburban in form and appearance and not relate well to, or replicate, the grandeur and statement of the medieval 'portcullis' style oak gates that are in this location or behind at the entrance to the bridge. The works therefore, would adversely affect the special architectural and historic interest of the listed building and scheduled monument. The works would be carried out in an important and prominent entrance location where the gates make a transitional statement between the courtyard car park and the castle grounds, and their impact would be significant. The works would harm the significance of a Grade I listed heritage asset, whilst the harm would be "less than substantial", it would not be outweighed by the public benefits stated. The works would be therefore contrary to Policy DC2 of the Council's Local Plan Development Plan Document (adopted 2020) and Section 16 of the government planning guidance contained in the National Planning Policy Framework (NPPF).

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

## **NOTES**

1. 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.
2. 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.
3. 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.
4. If you want to appeal against your local planning authority's decision 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>