

Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Dr Webster
The Stone House Malthouse Road
Alton
ST10 4AG

Application no: SMD/2022/0105

Determined on: 26th 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:

The Stone House Malthouse Road Alton Staffordshire ST10 4AG

Description of Development:

External Alterations to existing garage

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **HEREBY REFUSE LISTED BUILDING CONSENT** for the works described above in accordance with plans and supporting information ref:

Drawing no: 2015-2078-32C Planning Proposal Floor Plan and Elevations

Drawing no: 2015-2078-33A Location and Block Plan

Historic Impact Assessment

Planning and DAS

for the reason(s) specified below:-

The alteration of the garden store to serve the adjoining new dwelling will have a negative impact the listed buildings. It will sever the layout of the enclosed courtyard that serves the Grade II listed former farmhouse known as The Stone House and associated stable. The proposal will result in the loss of historic openings from the principal elevation of the building and will introduce a large opening in the gable which is uncharacteristic of this type of building. The proposal, as a result, will affect the ability to appreciate the designed relationship with the principal listed buildings in the way that the building was arranged and its outlook. The proposal will result in less than substantial harm to the listed buildings, their setting and conservation area. The public benefits of the scheme do not outweigh the harm. As such, it fails to comply with Local policies SS10, DC1, DC2; and policies in the National Planning Policy Framework.

X *B.J. Haywood*

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>