STAFFORDSHIRE moorlands DISTRICT COUNCIL

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BHB Architects
24 Bird Street
Lichfield
Staffordshire
WS13 6PT

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

Application no: SMD/2022/0154

Determined on: 23rd May 2022

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

REFUSAL OF PLANNING PERMISSION

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 with new ironmongery. Remedial isolated repairs to the oak posts following new gates installation. Isolated surface works to the existing tarmac finish surrounding the gates (to remedy water puddling issues).

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown and detailed in the plans numbered: 3339-22, 3339-23, 3339-24A, and 3339-26 for the reason(s) specified below:-

1. 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).

Informatives
It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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.

1. 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.

2. 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.

3. 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.

4. 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

5. 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.

6. 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.

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