

Mrs Georgina Amison  
Bramble Cottage  
Stanley Moss Lane  
Stockton Brook  
Staffordshire  
ST9 9LH

Application no: NMA/2022/0011

Determined on: 01/06/2022

**Town and Country Planning Act 1990 (as amended)**

**NON MATERIAL AMENDMENT FOR DEVELOPMENT**

**Location of Development:**

Bramble Cottage Stanley Moss Lane Stockton Brook Staffordshire ST9 9LH

**Description of Proposal:**

Non material amendment in relation to SMD/2022/0059

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application made valid by the Local Planning Authority on 17/05/2022.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application **SMD/2022/0059** and that any conditions attached to that permission still apply, save for the extent that this amendment is approved.

The effect of the amendment is to accept and approve as a non-material amendment the use of a cement render exterior finish to the one side elevation which faces just east of north and is flanked by a side wall of the existing neighbouring property. The remaining elevations, facing west (rear), south (side) and east (front), shall be finished in strict accordance with the conditions of permission SMD/2022/0059. Notwithstanding this amendment, stone quoins shall continue to be used to each elevation as shown in the approved drawings.

**Informative**

1. 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 *B.J. Haywood*

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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](http://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.
5. Domestic sprinklers. Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1. If you would like further advice please contact Staffordshire Fire and Rescue Service ([www.staffordshirefire.gov.uk](http://www.staffordshirefire.gov.uk)).
6. Working smoke alarms correctly positioned in your home can save your life. The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of

regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.