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Mr Newell
Oldridge Farm, Ashbourne Road
Whiston
ST10 2HU

Application no: SMD/2021/0718

Determined on: 08/07/2022

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

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

Oldridge Farm Ashbourne Road Whiston Staffordshire ST10 2HU

Description of Development:

Proposed internal and external alterations to Oldridge Farmhouse and associated outbuildings

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

Time Limit

1. The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

Approved Plans

2. The Development hereby permitted shall take place in complete accordance with the following approved plans:

AL (0) 01

AL (0) 06 – rev. B
AL (0) 07 – rev B
AL (0) 08 – rev B
AL (0) 09 – rev A

Reason: For the avoidance of doubt

Drawings

3. Notwithstanding the submitted drawings, prior to any internal works being carried out, detailed drawings shall be submitted to and approved in writing by the Local Planning Authority showing: at a scale of 1:20, the internal elevation treatment of the proposed wall between the Snug and the Living Room; this shall show all masonry and the proposed door and any steps; at full size, sections showing the treatment of the doorway and the position of any door frame which shall retain the historic iron pintles and door pin in-situ, and the treatment and finish of the steps. The development shall be carried out in strict accordance with the approved details.

Reason: To protect the character and appearance of the listed building

4. Notwithstanding the submitted details, prior to installation, full details of the oak post and beam (including the finished profile and appearance) to the kitchen and the proposed glazed balustrade shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To protect the character and appearance of the listed building

5. Notwithstanding the submitted details, prior to installation detailed drawings shall be submitted to and approved in writing by the Local Planning Authority showing: full details of the proposed door and window to the north elevation of the Snug at a scale of 1:10, with full-size sections of door frame and double-glazed sealed units; the frames of both door and window shall be fitted so that they are set back within a reveal of no less than 75mm. The development shall be carried out in strict accordance with the approved details.

Reason: To protect the character and appearance of the listed building

Cellar

6. Prior to installation full details of the proposed new floor structure between the kitchen and cellar shall be submitted to and approved in writing by the Local Planning Authority; this shall be informed by a report and calculations undertaken by a conservation-accredited engineer and shall include: fixings for all new joists and beams, wrapping of joist ends in masonry, size and sections of the joists, treatment of the stone water trough and any associated removal of brickwork which is bearing on the trough. The development shall be carried out in strict

accordance with the details approved.

Reason: To protect the character and appearance of the listed building

7. Notwithstanding the submitted details, prior to any works within the cellar the full treatment of the cellar, including the location of the retention of brick thrawls, the treatment of the stone trough, wall, floor and ceiling finishes, shall be submitted to the Local Planning Authority, and approved in writing. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

8. Notwithstanding the submitted details, prior to any works within the cellar, drawings and specification for the method of dry-lining or tanking to the cellar and all plaster finishes, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

9. Prior to any works within the cellar a specification for the removal or replacement of paint to the existing masonry to the cellar walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

Windows

10. Notwithstanding the submitted details, prior to installation elevational drawings at a scale of 1:10 and full-size sections through the proposed windows, window frames and any opening casements to the cellar window and the snug window shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

11. Notwithstanding the submitted details, prior to undertaking any work in association with the repair of the cellar window, a specification for the full repair of the mullioned window to the cellar shall be provided with detailed drawings and a specification for replacement mullions, including the source of stone for the new mullions, dimensions, profiles and tooled finish. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

12. Notwithstanding the submitted details, the timber lintel to the cellar window shall not be removed until a timber survey (including micro-drilling) has been undertaken to assess the structural integrity of the lintel. Full details of the recommended method of repair (if this is proven to be necessary), shall be submitted to the Local Planning Authority, and approved in writing. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

13. Notwithstanding the submitted details, prior to any works to the chamfered mullioned window and saddle bar to the 'snug' a specification and full details of the recommended method of repair for the shall be submitted to the Local Planning Authority, and approved in writing and full details of the colour and finish of the proposed external windows and door to the Snug shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

External Works

14. Prior to any external landscaping works taking place full details of new external paving, showing material and pattern to the farm office and the north elevation raised patio shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

Materials

15. All new stone for walling shall be Hollington sandstone and shall match the colour and tooled finish of the existing stone as close as possible, unless otherwise agreed in writing with the local planning authority. Prior to any works to the external walls of the dwelling a full specification for the lime mortar and a sample panel of the proposed new masonry (min. 1 metre square) and pointing to the lean-to Laundry shall be provided and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

16. The roof of the new Laundry shall be finished with reclaimed Staffordshire blue clay tiles and a flush verge.

Reason: To protect the character and appearance of the listed building

17. All new rainwater goods (including those to the Laundry and Snug) shall be black-painted

cast-iron and gutters shall be fixed on rise-and-fall brackets.

Reason: To protect the character and appearance of the listed building

Internal Doors

18. Prior to commencement of any internal works, details of all new internal doors shall be provided with elevational drawings of the front and back of all doors at a scale of 1:10, with full-size sections of mouldings to boarding and architraves, and details of all new ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

External Doors

19. Prior to commencement on the building work to the existing masonry, details of all new external doors to the Laundry/W.C. and the Privy, including materials, paint finish and colour, shall be submitted to and approved in writing by the Local Planning Authority; these shall be provided at a scale of 1:10, with full-size sections through the door and frame. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

Floor finishes and floor composition

20. Prior to commencement on the replacement of floors, details and specification of all new ground floors shall be submitted to and approved in writing by the Local Planning Authority; this shall include the level of excavation, the build-up of the sub-layers, insulation, and all floor finishes. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

Plasterwork

22. Prior to commencement on re-plastering, full details of the ceilings and walls to the Snug and Bedrooms 2, 3 and 4 shall be submitted to and approved in writing by the Local Planning Authority; these shall show full-size sections through the roof and shall include a specification for all new plaster; plaster finishes to both walls and ceiling shall be a fine-finish lime plaster, unless otherwise agreed with the local planning authority. The development shall be carried out in strict accordance with the details approved.

Reason: To protect the character and appearance of the listed building

Rooflights

23. Notwithstanding the submitted drawings, the proposed rooflights shall be of a maximum external viewable dimension of 263mm x 422mm and shall be fitted between the rafters so that they finish flush with the roof tiles.

Reason: To protect the character and appearance of the listed building

24. Prior to installation, the precise details of the proposed rooflights shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To protect the character and appearance of the listed building

Farm Office

25. Prior to construction of the farm office, full details of the materials and coursing of the replacement stone work to the farm office and full details of the proposed double-glazed timber screen and door to the farm office shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To protect the character and appearance of the listed building

Ecology

26. Development shall be carried out in complete accordance with the recommendations set out in Section 5 of the bat report (Ardea Ecology, 05 Oct 2021).

Reason: In the interests of biodiversity

27. Prior to the development hereby permitted being brought into use features suitable for use by breeding birds shall be permanently installed into the scheme in accordance with details to be submitted to and agreed in writing by the Local Planning Authority and those features shall thereafter retained.

Reason: In the interests of biodiversity

28. No development shall commence between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, to be converted or demolished, a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably

qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

Reason: In the interests of biodiversity

Informative

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

2. Please note that a Natural England bat licence will be required to legally carry out the works.

3. There are several Public Right Of Ways including Kingsley 53, 61 and 77 which are very close to the proposed site. Use of the PROW, and the safety of users must not be affected by the development, nor during the work taking place. The PROW shall remain free from obstruction during the development works.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at BControl@staffsmoorlands.gov.uk
1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and 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. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk 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.
3. Other conditions on this permission 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.
4. The permission is granted 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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>
10. 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.
11. 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.
12. 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)

13. 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.