

Mr Moorhouse
11 High Street
Alton
Staffordshire
ST10 4AQ

Application no: SMD/2021/0590

Determined on: 7th September 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:

11 High Street Alton Staffordshire ST10 4AQ

Description of Development:

Painting the front elevation of the property with mid/light grey masonry paint

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 document ref:

Location Plan, Site Plan, Plan & Design and Access Statement

For the reasons specified below:

The proposed works to paint the frontage Wethertex 'mountain grey' RAL 7047 is considered to be harmful to the character of the building that does not reflect the original frontage of the property nor provides a visual continuity with the adjoining listed property within a prominent location in the Conservation Area. Whilst the harm to the significance of the designated heritage assets would be less than substantial, there are no public benefits to outweigh the harm. Therefore, the proposal does not comply with Policy DC2 of the Council's Local Plan (adopted September 2020) and the government planning guidance contained in the National Planning Policy Framework (NPPF).

X 

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>