

Mr Edward Talbot
Calton Moor House
Calton Moor
Ashbourne
DE6 2BU

Application no: SMD/2021/0509

Determined on: 16/09/2022

**Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) England) Order 2015**

GRANT OF LISTED BUILDING CONSENT

This consent does not carry any approval or consent which may be required under any enactment, order or regulation other than Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990.

Location of Development:

Calton Moor House Ashbourne Road Calton Moor Ashbourne Staffordshire DE6 2BU

Description of Development:

Application for Listed Building consent for: alterations to rear wing of house including conversion of garage to kitchen; internal and other works including extension.

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

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted revised heritage statement 250422 and as shown in drawings:

Location and site plan 1:1250

ajt 2BU 21/3 rev B proposed alterations

ajt 2BU 21/4 rev B proposed elevations

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. The external facing and roofing materials shall match in colour, form and texture those of the existing building using genuine natural stone for the exterior walling and genuine clay Staffordshire blue tiles for the roofing and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To ensure that the works harmonise with the existing development and are appropriate to the Listed Building status.

4. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample wall panel to demonstrate the type of stone, coursing structure / spacing and mortar mix shall be completed on site which shall be inspected and approved in writing by the Local Planning Authority before external facing stone masonry work begins and shall remain on site during the period of construction. The development shall be carried out in accordance with the details of stone type, spacing, pointing and mortar mix as subsequently approved in writing by the Local Planning Authority.

Reason: To ensure that the works harmonise with the existing development and are appropriate to the Listed Building status.

5. All framing and surrounds to the windows and doors in the development hereby approved shall be of natural timber painted to a white finish and the windows and doors shall be recessed within the wall opening by a minimum of at least 75mm relative to the exterior wall face.

Reason: To ensure that the works harmonise with the existing development and are appropriate to the Listed Building status.

6. All eaves and verges shall be formed from pointed stone work up to the intersection with the roof slopes without recourse to box work or barge boards.

Reason: To protect and enhance the visual integrity and vernacular appearance of the development and ensure the works are appropriate to the Listed Building status.

7. All rainwater goods shall be of metal to a black finish and a profile suited to the building's heritage character.

Reason: To protect and enhance the visual integrity and vernacular appearance of the development and ensure the works are appropriate to the Listed Building status.

8. No external cowls, vents, ducts flues or extractor equipment other than as shown on the drawings hereby approved shall be installed without the prior written consent of the Local Planning Authority.

Reason: To ensure that the works harmonise with the existing development and are appropriate to the Listed Building status.

9. The roof lights shall be of heritage conservation design standard and shall be designed to fit flush with the plane of the roof slope with metal frame in a black finish and the panes shall be consistent with the 400mm x 800mm dimensions shown on drawing ajt 2BU 21/4 rev B hereby approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect and enhance the visual integrity and vernacular appearance of the development and ensure the works are appropriate to the Listed Building status.

10. Noting the reference to underfloor heating at paragraph 37 of the submitted heritage statement reference 250422 no underfloor heating shall be installed at Calton Moor House

without first submitting details to define the areas of the building in which underfloor heating is proposed and underfloor heating shall only be installed in accordance with the details and locations within the building as approved in writing by the Local Planning Authority (LPA) or in accordance with a further application for Listed Building consent if required by the LPA.

Reason: To ensure the works are appropriate and suitable to the Listed Building including consideration of existing floor finishes and structures.

Informatives

1. The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene or for heritage. Amendments were agreed with the applicant in the course of the determination in accordance with the approach to decision making as advocated in the National Planning Policy Framework at paragraph 38.
2. A separate planning consent is required for the southerly side extension which comes forward of the existing east facing front elevation.

X *B.J. Haywood*

Signed by: Ben Haywood

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 buildingcontrol@staffsmoorlands.gov.uk
2. 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.
3. 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 may be 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. If you want to appeal against your local planning authority's decision on 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>
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. 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).
12. 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.