

Mr Robert McGuinness
RLM Associates
11 Ashdale Road
Leek
Staffordshire
ST13 6QZ

Mr & Mrs Barks
Hawthorn House Farm Thorncliffe Lane
Leek
Staffordshire
ST13 8TP

Application no: DET/2022/0046

Determined on: 01/02/2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

PRIOR APPROVAL REQUIRED FOR CHANGE OF USE

APPROVAL

Staffordshire Moorlands District Council hereby **APPROVE** this application for
DETERMINATION for

**Application to determine if prior approval is required for proposed conversion
of barn and attached storage into single large dwelling at Hawthorn House
Thorncliffe Lane Leek**

in accordance with the submitted application, details and accompanying plans and in
accordance with the following conditions:-

1. The development hereby approved, including the materials specified, shall be
carried out in complete accordance with the submitted plans and specifications as
follows:-

RLM1075/3 Rev B
RLM1075/4
RLM1075/5

Reason:-

To ensure that the development is carried out in accordance with the approved plans,
for clarity and the avoidance of doubt.

2. The approval is granted subject to the conditions and limitations relevant to Class

(a) and (b) as set out in the GPDO 2015, as amended including that the development under Class Q (a) and under Class Q (b) hereby approved must be completed within a period of 3 years starting with the date of this prior approval.

Reason:-

For clarity and the avoidance of doubt.

3. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason :-

To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

4. Any new or replacement stone finishing materials or roof tiles shall match those of the existing building in terms of type, colour and texture.

Reason:-

In the interests of the character and appearance of the area.

5. All new and replacement window frames shall match those of the attached dwelling in terms of type, colour and texture.

Reason:-

In the interests of the character and appearance of the area.

6. All new external doors and shutters shall comprise timber materials.

Reason:-

In the interests of the character and appearance of the area.

7. The doors and windows to be used in the development hereby permitted shall be set behind a 70mm reveal. The doors shall be vertically boarded.

Reason:

To protect the character and appearance of the building.

8. The rainwater goods to be used in the development hereby permitted shall be fabricated in black metal and shall be fitted on rise and fall metal brackets.

Reason:

To protect the character and appearance of the building.

9. All boundary treatment shall be carried out in accordance with the approved plans. Any new boundary treatments which differ from those shown in the approved plans shall be submitted to and approved in writing by the local planning authority before being erected. The details shall include elevational drawings, materials and colours.

Reason:-

In the interests of the character and appearance of the area.

10. Before the development is brought into use, all hard-surfacing, including at the access, shall be submitted to and approved in writing by the local planning authority. The details shall include details of surfacing materials in terms of type, colour and texture. Thereafter the development shall proceed in accordance with the approved details.

Reason:-

In the interests of the character and appearance of the area.

11. The parking and turning area shall be provided in accordance with the approved drawings before the development hereby approved is brought into use and shall be retained unobstructed as a vehicular parking and turning area for the lifetime of the development.

Reason:-

In the interests of highway safety.

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 buildingcontrol@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.

