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Staffordshire Moorlands
ST13 5HE

S & M Myatt
Gratton Hall Farm Gratton Hall Lane
Endon
Staffordshire
ST9 9AW

Application no: SMD/2021/0845

Determined on: 5th April 2023

**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:

Gratton Hall Farm Gratton Hall Lane Gratton Staffordshire ST9 9AW

Description of Development:

Listed building consent for a proposed conversion of existing buildings to form private ancillary leisure/recreation accommodation, construction of an additional bay to an existing garage building

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 development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

AL101 Site Location Plan Rev A
AL102 Site Block Plan Rev A
AL120 Site Plan 'as proposed'
AL121 B1/8 Shed Ground Floor Plan 'as proposed'
AL122 B1/8 Shed Roof Plan 'as proposed'
AL123 B1/8 Shed Elevations 'as proposed'

AL125 26 Shed, The Barn and 40 Shed Ground Floor Plan 'as proposed' Rev C
AL126 26 Shed The Barn and 40 Shed First Floor 'as proposed' Rev D
AL127 26 Shed, The Barn and 40 Shed Roof Plan 'as proposed' Rev A
AL128 26 Shed, The Barn and 40 Shed Long Elevations 'as proposed' Rev B
AL129 26 Shed, The Barn and 40 Shed Short Elevations 'as proposed' Rev A
AL130 26 Shed, The Barn and 40 Shed Sections B-B and C-C 'as proposed' Rev A
AL131 The Barn and 40 Shed Sections D-D and E-E 'as proposed' Rev C
AL135 Garage Extension Floor Plan as proposed
AL136 Garage Extension Elevations as proposed
AL137 Proposed Bat Box - 40 Shed Rev C
AL138 North West Elevation as proposed with materials (Sage Green) Rev A
AL139 South East Elevation as proposed with materials (Sage Green) Rev A
AL140 North East Elevation as proposed with materials (Sage Green) Rev A
AL141 South West Elevation as proposed with materials (Sage Green) Rev B
AL142 Gratton Hall Farmhouse Barns Phasing Plan Rev A
AL143 Typical Truss Details 1:50
AL144 26 Shed, The Barn and 40 Shed Long Elevations - Shutters Open 'as proposed' Rev A
AL145 26 Shed, The Barn and 40 Shed Short Elevations - Shutters Open 'as proposed'
AL146 B1/8 Shed Elevations 'as proposed' with materials (Sage Green)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

4. Precise specifications and samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. Development shall take place in accordance with the approved details.

Reason : In order to safeguard the special architectural and historic interest of the listed building.

5. All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, reveals, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

6. The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before the repointing hereby granted consent is carried out. The works shall be carried out only in accordance with the agreed repointing details.

Reason: To preserve the special architectural and historic interest of the listed building.

5. Notwithstanding the details submitted the roof lights to be used in the development hereby permitted shall be conservation rooflights, fitted as flush as possible with the roof covering.

Reason: To protect the character and appearance of the building

6. The rainwater goods to be used in the development hereby permitted shall be of cast metal and finished in black fitted on simple rise and fall metal brackets.

Reason: To protect the character and appearance of the building

7. The existing vent features shall be infilled with either blue brick or glazing and shall thereafter be retained as such

Reason: To protect the character and appearance of the building

Informative

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern within the application as (originally submitted) and negotiating acceptable amendments to the proposal with the applicant in order to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

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
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 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.
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 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.

6. 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.
7. 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.
8. 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>
9. 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.
10. 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)
11. 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.

