

Mr Rob Duncan
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WS13 7DL

Mr Ball
C/O Agent

Application no: SMD/2022/0084

Determined on: 14th June 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:

Haregate Hall, Haregate Road, Leek, Staffordshire, ST13 6PX

Description of Development:

Works and alterations necessary for the restoration and repairs to Haregate Hall, and conversion and alteration of existing outbuildings to form 3no. dwellings.

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 begun before the expiration of five years from the date of this permission. Not later than 3 days after development/works first begin on site written notice shall be given to the Local Planning Authority of the date on which development/works first commenced.

Reason:- To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. This consent is hereby granted only for works detailed and described in the 'SECTION D: CONSERVATION REPAIR SCHEDULE. OPTION 2' document, submitted with the application; and, shown and detailed on the plans referenced and numbered as:

Submitted with application

Site block plan proposed AL02B

2051 AL40 West Barn General Arrangement as proposed

2051 AL41 West Barn Elevations Proposed

2051 AL42 West Barn Sections as proposed

2051 AL43 East Barn General Arrangement as proposed
2051 AL44 East Barn Elevations Proposed
2051 AL45 East Barn Sections as proposed
2051 AL60 Garage General Arrangement Proposed

Revised plans received Nov 22

2051_ AL50B Haregate Hall Plans as proposed
2051_ Haregate Hall Plans as proposed B AL51
2051_ Haregate Hall Plans as proposed B AL52
2051_ Haregate Hall Plans as proposed B AL53

Revised plans received 24th March 23

2051_ AL54 C Hall Elevations Proposed col
2051_ AL55 C Hall Elevations Proposed col
2051 AL57 C Kitchen Cottage General Arrangement 'as proposed'
2051_ AL58 B_ Kitchen Cottage Elevations 'as proposed' - coloured

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The development hereby permitted and described above shall only be carried out using facing, roofing and surfacing materials that accord with those shown and specified in the approved plans, the 'Analysis of Materiality' document submitted in November 2022, and a detailed materials schedule that shall have first been submitted to and agreed in writing by the Local Planning Authority.

Reason:- To ensure that the external appearance of the development is satisfactory.

4. All rainwater goods to be installed throughout the buildings as part of the works shall only be black cast iron of a design and detail that accords with a schedule that has first been submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason:- To protect the historic integrity of the heritage assets.

5. The works permitted shall only be carried out using mortar in accordance with details and a schedule (that includes details of its type, colour, texture, means of application style of mortar joints) that has first been submitted to and approved in writing by the Local Planning Authority prior to the mortar being used. Existing cement mortar shall only be removed using hand tools and the mortar shall thereafter be applied to the buildings using a technique which shall not leave the mortar proud of the brick/stone face.

Reason:- In the interests of visual amenity and to preserve the integrity and character of the building, and its materials.

6. The works and alterations hereby permitted shall only be carried out using windows and doors that shall only be of a type, material, design and means of installation that accords with a schedule or scheme that has first been submitted to and approved in writing by the Local Planning Authority prior to their installation. The schedule or scheme shall include detailed plans and sections of the proposed windows and doors at a scale of 1:20 together with details of proposed finishes.

Reason:- To protect and enhance the appearance of the building and the area.

7. The roof insulation to be used and installed in the buildings shall only be of a type and material that accords with details that have first been submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason:- To protect the historic integrity of the buildings.

8. All chimney repairs to be carried out shall include the installation of new pots, cowls and bird guards where relevant, and the existing level of ventilation shall be retained.

Reason:- To protect the historic integrity and significance of the buildings.

9. All existing lath and plaster ceilings within the buildings shall be retained and repaired where practicable. A lime plaster mix with hairs to match the existing, shall be used for repair and replacement where relevant.

Reason:- To protect the historic integrity and significance of the buildings.

10. At no time shall any Damp Proof Membrane or Damp Proof Course installed in any of the buildings. Only interventions such as Glapor/Limecrete combinations shall be used.

Reason:- In the interests of the health and integrity of the building.

11. The existing parquet floor in the listed farmhouse shall be retained and shall at no time be replaced or removed.

Reason:- To protect the historic integrity and significance of the buildings.

12. The 'new painted h/w entrance door with new gritstone sill' shall only be installed in accordance with details and a scheme that have first been submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason:- To protect the historic integrity and significance of the buildings.

13. Where 'Helifix Helibars' masonry system is to be used in existing 'significant cracks' within the buildings, the system shall only be installed in accordance with a methodology statement that has first been submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason:- To protect the historic integrity and significance of the buildings.

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 DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: 0333 880 2000.
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.