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Application no: SMD/2023/0631

Determined on: 12/07/2024

**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:**

Catswall Farm Huntley Road Denford Leek Staffordshire ST13 7JX

**Description of Development:**

Listed Building Consent for Conversion of former agricultural building to form 1no. dwellinghouse and associated works

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 maintained out in complete accordance with the submitted amended plans and specifications as follows:-

00101 AL(0)12  
00101 PL(0)15 Rev C  
00101 PL(0)16 Rev B  
00101 PL(0)17 Rev C  
17271 01  
17271 02

17271 03  
CR CRCS FK D  
The Rooflight Company details  
Glidevale Inline Vents details

Reason:-

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

3. The development shall not include any tanking on any walls of the listed building.

Reason:-

In the interests of the character and appearance of a listed building.

4. Before the application of any finishing or new facing materials, details of such materials shall be submitted to and approved in writing by the local planning authority and the materials/finishes shall be applied in exact accordance with the approved details.

Reason:-

In the interests of the character and appearance of a listed building.

5. Before the installation of any new doors or windows, details of full joinery specifications, including colour, fittings and fixtures, annotations to which are opening and which are fixed, materials, glazing type, glazing bar detail and moulding, and shutter colour and material shall be submitted to and approved in writing by the local planning authority. Details of the glazed pieces for the thirteen ventilation holes located at the two sides and two to front shall be at a scale of 1:20. All of the works shall be implemented in exact accordance with the approved details before the development is first brought into use.

Reason:-

In the interests of the character and appearance of a listed building.

6. Before the application of new interior materials and insulation, details of this shall be submitted to and approved in writing by the local planning authority. All of the interior materials and insulation works shall be implemented in exact accordance with the approved details before the development is first brought into use.

Reason:-

In the interests of the character and appearance of a listed building.

7. Before the application of new mortar, mortar analysis shall be undertaken of the surviving existing mortar and the details of this together with details of the proposed mortar specification, shall be submitted to and approved in writing by the local planning authority. All of the mortar works shall be implemented in exact accordance with the approved details before the development is first brought into use.

Reason:-

In the interests of the character and appearance of a listed building.

8. Before the application of new mortar, details of mortar repointing, including the methods and a summary, shall be submitted to and approved in writing by the local planning authority. All of the mortar repointing works shall be implemented in exact accordance with the approved details before the development is first brought into use. The mortar repointing works shall not be undertaken in temperatures lower than 5 degrees.

9. Before the insertion of rooflights, details of these at a scale of 1:20 shall be submitted to and approved in writing by the local planning authority. All of the rooflights shall be provided in exact accordance with the approved details before the development is first brought into use.

Reason:-

In the interests of the character and appearance of a listed building.

10. Before the insertion of the flue, details of this, including its design, colour, size, shape and material shall be submitted to and approved in writing by the local planning authority. The flue shall be provided in exact accordance with the approved details before the development is first brought into use.

Reason:-

In the interests of the character and appearance of a listed building.

11. No external wall illuminations, uplighters, downlighters or LED light fixtures are to be affixed to the listed building or to the elsewhere within the application site for the lifetime of the development.

Reason:-

In the interests of the character and appearance of a listed building.

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](http://dbcp.co.uk); Email: [info@dbcp.co.uk](mailto: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](http://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](http://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.

