STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Robert Berry
10 TRURO CLOSE
CONGLETON
CW12 3BD

Mr and Mrs Rowbottom
Booths Hall Farm
Belmont Road
Ipstones
Staffordshire
ST10 2JP

Application no: SMD/2023/0311

Determined on: 22.08.2024

**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:**
Booths Hall Farm Belmont Road Ipstones Staffordshire ST10 2JP

**Description of Development:**
Listed Building Consent for Proposed single storey rear 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 conditions:

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 Town and Country Planning, 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 specifications and as shown in drawing:
   2303-A0
   **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 exterior facing walls shall be completed in coursed natural stone selected and pointed with lime mortar to match the coursing and mortar colour and joint spacing of the existing wall to which the extension will be attached. The 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.

**Reason**: To ensure that the external appearance of the development is satisfactory and appropriate to the Listed Building and the character of the rural area.

4. The roof shall be completed externally in Staffordshire blue genuine clay tiles to match the tile size of those on the existing building.
   **Reason**: To ensure that the external appearance of the development is satisfactory and appropriate to the Listed Building and the character of the rural area.

5. The roof eaves and verges shall be formed from mortar pointed stone work up to the intersection with the roof slopes to match the existing structure without recourse to box work or barge boards.
   **Reason**: For the avoidance of doubt and to ensure that the external appearance of the development is satisfactory and appropriate to the Listed Building and the character of the rural area.

6. The windows and doors shall be timber framed to match those of the existing building.
   **Reason**: To ensure that the external appearance of the development is satisfactory and appropriate to the Listed Building and the character of the rural area.

7. All rainwater goods shall be of metal to match those of the existing building.
   **Reason**: To ensure that the external appearance of the development is satisfactory and appropriate to the Listed Building and the character of the rural area.

8. If the retained stonework of the wall to be opened up to serve the extension is to be plastered this shall be undertaken using a lime based plaster.
   **Reason**: To use materials sympathetic to the historic construction of the Listed Building and in the interests of the building fabric retained.

**Informative**

1. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

**Reason for Decision**

The reason for this decision which is made contrary to officer recommendation is that the Planning Applications Committee considered that the proposal would maintain the livability of the property would secure the long-term optimum viable use of the building as a dwelling which would be a public benefit to outweigh the harm to the designated heritage asset as provided for by NPPF paragraph 208.

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X B.S. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

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## 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.

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.