STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Application no: SMD/2023/0446

Determined on: 22nd August 2024

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
North Lodge Heath House Hollington Road Winnothdale Staffordshire ST10 4HA

Description of Development:
Proposed repairs, refurbishment and alterations to the Grade II listed North Lodge and erection of a rear orangery.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted must be begun not later than 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:
Proposed Floor Plans: Dwg no 02-2000 Rev 2
Proposed Site Plan: Dwg no 02-2010 Rev 3

Proposed Elevations: Dwg no 02-2200 Rev 2
Masonry Details: Dwg no 02-3100 Rev 1
Proposed Door Details: Dwg no 02-3200 Rev 1
Roof Upgrade Details: Dwg no 02-3300 Rev 1
Replacement Roof Details: Dwg no 02-3301 Rev 1
Typical Roof Flashing Details: Dwg no 2-3302
Proposed Wall and Front door details: Dwg no 02-3400 Rev 1
Staircase Alterations: Dwg no 02-3600
Living / Dining Room Chimney Details: Dwg no 02-3900 Rev 1
Kitchen Chimney Extract Details: Dwg no 02-3901 Rev 1
Location Plan:Dwg no 02-4000
Removal Plans: Dwg no 02-5000 Rev 1
Heath House Estate Plan: Dwg no 02-4001
Drainage Plan: Dwg no 22769/50-1 p02
GF Power Plan: Dwg no 796-NL-E-501 Rev P2
FF Power Plan: Dwg no 796-NL-E-502 Rev P2
GF Lighting Layout: Dwg no 796-NL-E-511 Rev P1
FF Lighting Layout: Dwg no 796-NL-E-512 Rev P1
GF Heating: Dwg no 796-NL-M-301 Rev P3
FF Heating: Dwg no 796-NL-M-302 Rev P2
GF Ventilation no 796-NL-M-311 Rev P
FF Ventilation no 796-NL-M-312 Rev P
Site Services Layout: Dwg no 796-NL-ME-201 Rev P2
GF Water Layout: Dwg no 796-NL-P-401 Rev P1
FF Water Layout: Dwg no 796-NL-P-402 Rev P1
GF Drainage Layout: Dwg no 796-NL-P-411 Rev P1
FF Drainage Layout: Dwg no 796-NL-P-412 Rev P
GF Fire and Security: Dwg no 796-NL-S-601 Rev P
FF Fire and Security: Dwg no 796-NL-S-602 Rev P1
Proposed Structural Plan: Dwg no 22623-TMP-SK-005-P1

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

3. Prior to the commencement of works on site (except works to the roof), full details of the proposed drainage shall be submitted to the Local Planning Authority and approved in writing. Once approved in writing the development shall be undertaken in strict accordance with the approved details.

Reason: to protect the material integrity and outward appearance of the listed building.

4. No pointing shall commence until the following details have been submitted in writing to the Local Planning Authority and approved in writing.
a. Mortar specification.

b. Method of removing existing mortars.
c. An inconspicuous sample patch.
d. Repointing type and method.
Once approved in writing the development shall be undertaken in strict accordance with the approved details.

Reason: to protect the material health and integrity and character of the listed building.

5. Prior to installation full details of new bird guards, new pots and cowls where relevant shall be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance to the approved details.

Reason: to protect the character of the listed building.

6.Prior to the commencement of works on site (accept works to the roof) full details of the proposed MEP (mechanical extract plan) design shall be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance with the approved details.

Reason: to ensure high quality and sensitive intervention of modern features.

7. Prior to any cleaning of historic materials, removal of biological growth, paint, staining or anything of this ilk, small sample areas of proposed cleaning method are to be demonstrated to the Local Planning Authority and approved in writing. The samples shall be photographed and shown with context and annotated where relevant to identify what is being cleaned as per the examples above. Once approved in writing the development shall be undertaken in strict accordance with the approved details.

Reason: to protect the material health and integrity and character of the listed building.

8. Prior to the commencement of works on site full details of structural design to include remediation works shall be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance with the approved details

Reason: to protect and conserve the integrity and longevity of the listed building.

9. Prior to any installation full details including manufacturer and method of affixing any new proposed secondary glazing units and their material type shall be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance with the approved details

Reason: to protect the outward appearance and character of the listed building.

10. Prior to the installation of replica windows to rear quarters full details of new

joinery,material, opening mechanism, RAL colour code, ironmongery and glazing type and beading or putty shall be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance with the approved details.

Reason: to protect and enhance the character of the listed building.

11. Prior to the reinstatement and or repair of existing ashlar on the rear elevation, samples of the proposed new stone are to be photographed demonstrated against the existing conditions in both a wet and dry state. The source, type and name of the stone must also be provided. The details shall be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance with the approved details

Reason: to protect the character and condition of the listed building.

12. Prior to the commencement of works on site (except works to the roof) full details of the proposed orangery are to be submitted to the Local Planning Authority and approved in writing. The details shall include method of removing existing concrete base, method and type of new cast base, structural remediation works to this vicinity, orangery material type, sizes, opening doors and /or windows and their location, RAL colour code, method of affixing to the building, and any decorative details such as finials, end pieces, toppers or eaves. The development shall be undertaken in strict accordance with the approved details

Reason: to protect the setting and character of the listed building and ensure high quality sustainable design.

13. Prior to the replacement of any roof slates samples, their source, material type, colour and size are to be demonstrated against the existing conditions and shown both wet and dry. The details The details shall be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance with the approved details

Reason: to protect the character and condition of the listed building.

14. Prior to the commencement of any internal works a full materials schedule for all new materials per room and or area is to be submitted to the Local Planning Authority and approved in writing. This shall include all insulations, finishes, fixtures, joinery, attention to walling, flooring and ceilings. The development shall be undertaken in strict accordance with the approved specification

Reason: to protect the material health and integrity of the listed building.

15. Prior to the commencement of any internal works full details of new bathroom layout, sanitary ware, wall, floor and ceiling finishes and any new services layout are to be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance with the approved details

Reason: to protect the material health and integrity of the listed building.

16. The development shall take place incorporating the mitigation measures and in accordance with the working methods all as detailed in section 4 in the submitted species survey by Apex Ecology dated January 2024 or as stipulated by any Natural England European Protected Species (EPS) Licence in which case the work shall be implemented in accordance with the EPS Licence and in either event shall be implemented and retained as approved for the lifetime of the development.

Reason: to safeguard the population of European Protected Species.

Informative

1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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.

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.