STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Application no: SMD/2023/0447

Determined on: 22nd August 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:
North Lodge Heath House Hollington Road Winnothdale Staffordshire ST10 4HA

Description of Development:
ListedBuilding Consent for - 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 LISTED BUILDING CONSENT** for the works 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 by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

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 with 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 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 material health and integrity of the listed building.

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

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.