STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Mr Philip Heath
43-45 Blanch Croft
Melbourne
Derby
DE73 8GG

Mr Heath
The Bungalow Town Head Farm
Alton
Staffordshire
ST10 4AJ

Application no: SMD/2023/0370

Determined on: 24th October 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:
Town Head Farm Castle Hill Road Alton Staffordshire ST10 4AJ

Description of Development:
Listed building consent for repair and restoration of external envelope of the building, including restoration of stonework to original windows, new steel frames to original window openings, rebuilding of north-west gable end and chimney, re-roofing, new rainwater goods, new front door, and alteration / re-glazing of fanlight.

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:

Location Plan:Dwg no 1
Block Plan:Dwg no 2
Proposed East Elevation:Dwg no 4
Front Door Section
Proposed North Elevation: Dwg no 6

Proposed Fixed Light Details:Dwg no B04
Proposed Opening Light Details:Dwg no B03
Proposed South Elevation:Dwg no 2
Proposed West Elevation: Dwg no 8

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

3. Prior to the their use in the development details of replacement stone cills and lintels including samples shown both wet and dry, shall be submitted to the Local planning Authority and approved in writing. The stone samples must convey the source, stone type and colour. Once approved in writing the development shall be undertaken in strict accordance with the approved details. Photographs shall be provided to the Local Planning Authority before the alteration, and after work has been completed for recording.

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

4. Notwithstanding the details on the approved plans any new and or alternate insulation materials must be vapour permeable. The development shall therefore use rockwool, sheepwool, hemp fibre or wood fibre.

Reason: to protect the building fabric and ensure its longevity with the listing status in mind.

5. Prior to the installation of new windows and doors a full window and door specification at 1.20 shall be submitted to the Local Planning Authority and approved in writing. The new door and window material shall be steel and not any alternative mimicking this, and the type and source shall be demonstrated in the specification. The specification is to also include that of the manufacturer, the Fanlight, fittings, fixtures, glazing type, beading, puttys, opening mechanisms, colour, finish, method of affixing units into the stone apertures and in section 1.20 it must be demonstrated the position of the units within the apertures. The development shall be undertaken in strict accordance with the approved specification.
Reason: to protect the character and integrity of the listed building.

6. Prior to the any repointing and flaunching works a full specification for any and all repointing and flaunching works and is to be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in strict accordance with the approved specification.

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

7. Prior to the installation details of all new rainwater goods shall be submitted to the Local Planning Authority and approved in writing. The details shall include material, colour, shape, location on elevations and fittings. The development shall be carried out in complete accordance with the approved details.
Reason: to protect the character and appearance of the listed building.

8. Prior to the render removal an onsite a method statement is to be submitted to the Local Planning Authority and approved in writing. The details shall include method of weather protection, removal, repairs where necessary and their method. Once approved in writing the development shall be undertaken in strict accordance to this method statement.

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

9. Details of all new chimney cowls, pots, bird covers including colours and styles are to be submitted to the Local Planning Authority and approved in writing prior to installation. Once approved in writing the development shall be undertaken in strict accordance with the approved details

Reason: to protect the character of the listed building.

10.Prior to the rebuilding of the gable chimney site a method statement is to be submitted to the Local Planning Authority and approved in writing. The details shall include weather protection, reuse of materials, repointing, photographs and other necessary repairs. Once approved in writing the development shall be undertaken in strict accordance to this method statement.

Reason: to protect the character and appearance 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.S. 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.