STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Mrs Teresa Critchlow
Sammons Architectural Limited
10, Cawdry Buildings Fountain Street
Leek
ST13 6JP

Mr Sneyd
c/o agent

Application no: SMD/2023/0473

Determined on: 12th February 2025

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:
Ford House Market Street Leek Staffordshire ST13 6JA

Description of Development:
Listed Building Consent for - Change of use of offices into a single dwelling and associated operational development

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 shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the 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:

- 2023-2791-01 Existing Site Plan received by Local Authority 20th September 2023;
- 2023-2791-02B EXISTING CONDITIONS - FLOOR PLANS. received by Local Authority on 12th December 2024
- 2023-2791-03A Existing Elevations received by Local Authority 20th September 2023;
- 2023-2791-04D PLANNING PROPOSAL - SITE PLAN. received by Local Authority on 12th December 2024
- 2023-2791-05E PLANNING PROPOSAL - FLOOR PLANS. received by Local Authority on 12th December 2024
- 2023-2791-06 Location and Block Plan received by Local Authority 20th September

2023;

- 2023-2791-07C Proposed Elevations received by Local Authority on 10th February 2025
- 2023-2791-08A EXISTING CONDITIONS - PHOTOGRAPHIC ARCHIVE KEY. received by Local Authority on 12th December 2024
- 2023-2791-09A PLANNING PROPOSAL - INTERNAL OPENING DETAILS. received by Local Authority on 12th December 2024
- 2023-2791-10A PLANNING PROPOSAL - LINEN STORE WINDOW DETAILS. received by Local Authority on 12th December 2024
- 2023-2791-11 Flat Roof Balustrade Details – received by Local Authority on 10th February 2025
- 2023-2791 PHOTOGRAPHIC ARCHIVE Rev. received by Local Authority on 12th December 2024

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

3. No ensuite bathroom shall be installed until a route for its sanitary pipework has been assessed by a structural engineer and deemed suitable to maintain the structural integrity of affected floors and ceilings and a report and plan showing the proposed routing submitted to and approved in writing by the Local Planning Authority. The works shall take place in accordance with the approved plan.

Reason: in the interests of structural integrity of the building.

4. Details of the new kitchen and new sanitary ware shall be submitted to and approved in writing by the local planning authority prior to their installation.

Reason: In order to ensure its suitability in a heritage context.

5. In all areas where partitions and walls have been approved to be removed, the ceiling plasterwork shall be made good to match the existing adjacent decorative mouldings prior to the first occupation of the property.

Reason: In order to ensure appropriate decorative order is reinstated as appropriate for the heritage significance of the house interior.

6. Prior to the first use of either of the two approved parking spaces, the retaining wall for the retained section of raised planting bed must be reinstated in its approved new location.

Reason: In order to maintain visual separation between the curtilage of the house and neighbouring land, in the interests of visual amenity

7. All existing parquet and tiled flooring, shall be retained in situ.

Reason: In order to retain these important aspects of the heritage significance of the property.

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.