

Mr Tom Withers  
Tom Withers Architecture Ltd  
5 The Courtyard  
Congleton  
Cheshire  
CW124TR

Mr Kelly  
24 Fold Lane  
Biddulph  
Staffordshire  
ST8 7SG

Application no: SMD/2024/0558

Determined on: 14.03.2025

**Town and Country Planning Act 1990 Section 192  
(As amended by Section 10 of Planning and Compensation Act 1991)  
Town and Country Planning (Development Management Procedure) (England) Order 2015**

**APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF  
PROPOSED USE OR DEVELOPMENT**

Staffordshire Moorlands District Council hereby approves to certify that on 16/12/2024; the matter specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The proposed dormer and loft conversion (in accordance with the details shown on submitted drawings 0821 001 P0; 0821 002 P3 and Location Plan) is Permitted Development by virtue of compliance with Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

**FIRST SCHEDULE**

Certificate of lawfulness Proposed loft conversion with new flat roof rear dormer.

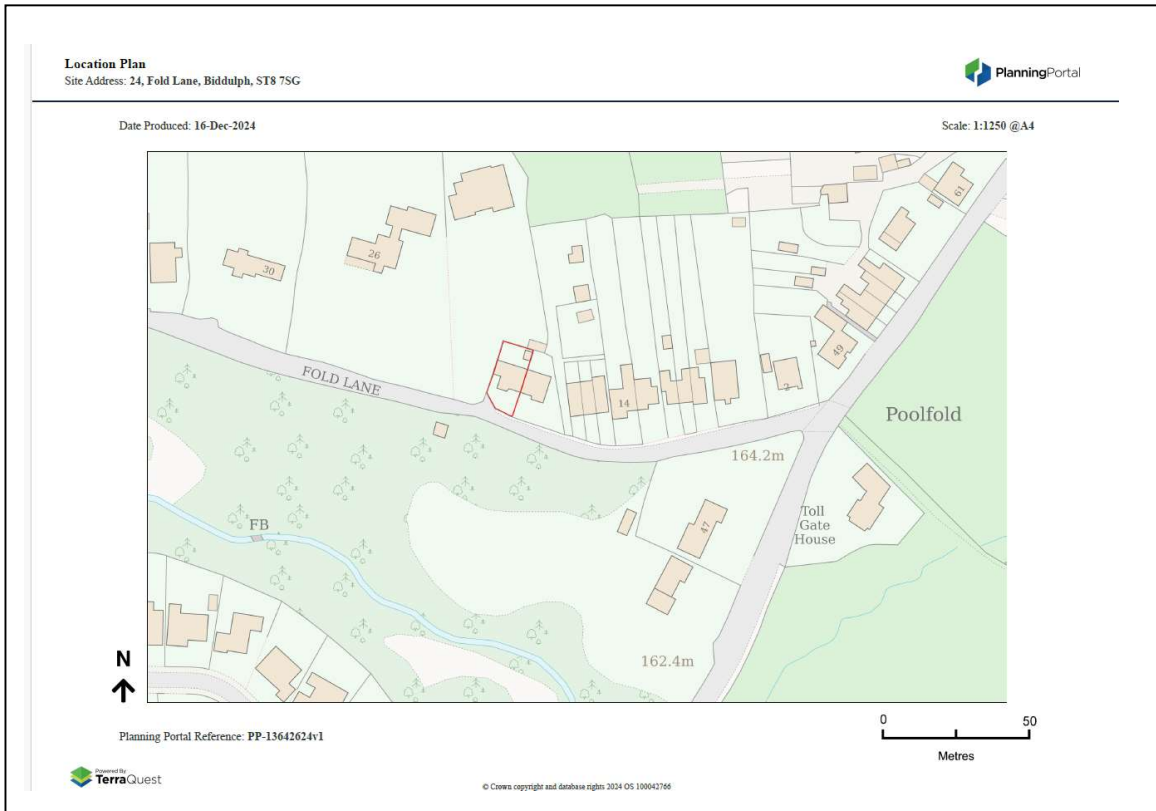
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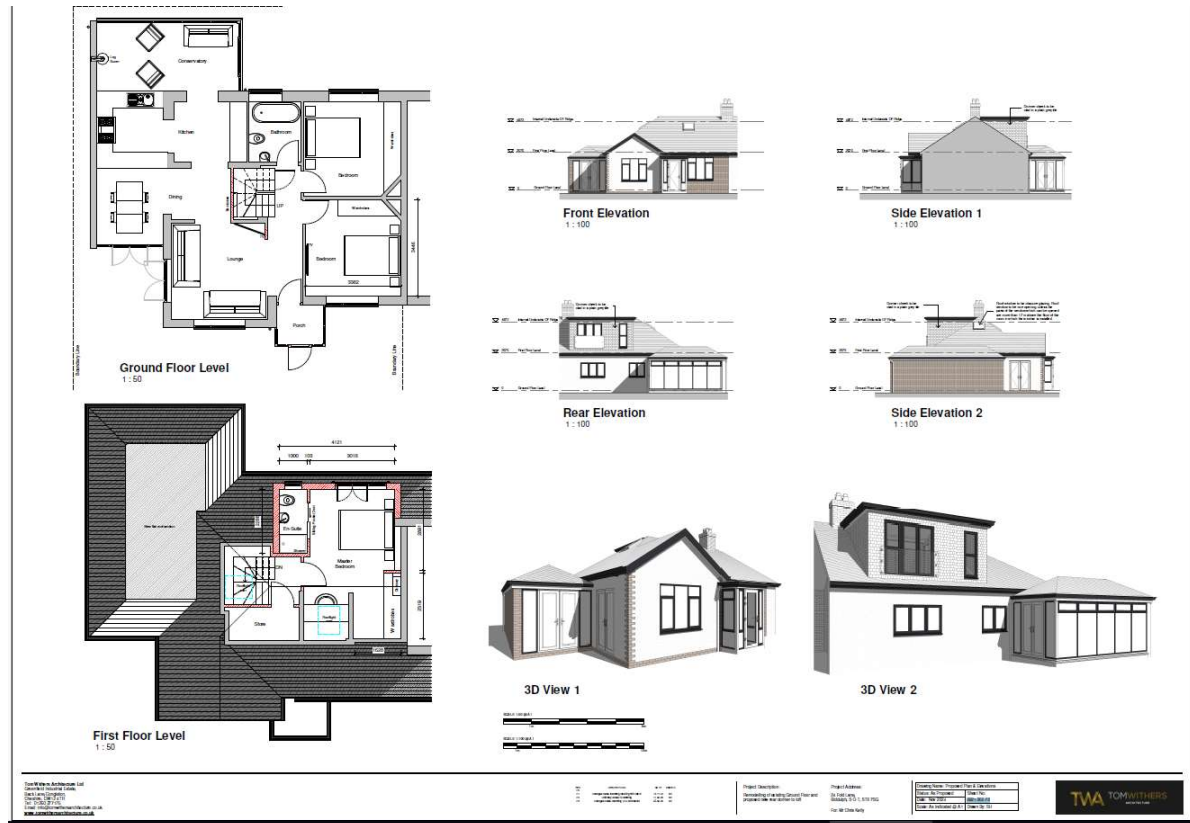
Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**

## SECOND SCHEDULE

24 Fold Lane Biddulph Staffordshire ST8 7SG





## NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-
  - (a) the refusal to issue a certificate under Section 192 of the Act; or
  - (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

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>

- 2 As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:
  - a copy of your original application
  - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
  - a map of the site

- copies of all plans, drawings and documents you sent to the local planning authority
- copies of any letters or emails from the local planning authority
- any other documents that directly support your appeal

If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

- dated photographs of the site
- letters from neighbours
- receipts or invoices for work
- plans and drawings
- Domestic sprinklers

- 3 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](http://www.staffordshirefire.gov.uk))

- 4 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.

5. The application site lies within an area that is identified as a Coal High Risk Development Area which could contain potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes

into account of all the relevant safety and environmental risk factors, including gas and minewater.