

Simon Gedye
Architect Studio Gedye Ltd
The Studio 2 Bank View, Main Road
Hope Valley
United Kingdom
S32 1BB

Mr Porter
Cumberledge Farm Huntley Road
Leek
Staffordshire
ST13 7JU

Application no: SMD/2024/0398

Determined on: 11/04/2025

**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:

Cumberledge Farm The Farmhouse at Farmstead Huntley Road Denford Leek Staffordshire
ST13 7JU

Description of Development:

Listed Building Consent for alterations to the farmhouse, outbuilding and garden at
Cumberledge Farm

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 works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

24011_Cumberledge Farm – Red Line Location Plan
002 – Floor Plans Farmhouse and Outbuilding 01
005 – Elevations Farmhouse
006 – Elevations Outbuildings 01 02 03
101 – Site Plan

- 105 – elevations 1 2 Farmhouse
- 106 – Elevations 3 4 Farmhouse
- 101 – Floor Plans Farmhouse and Outbuilding 01
- 01 – Proposed farmhouse heating plan
- 01 – Proposed farmhouse hot and cold water
- 106 – Details/ Section B-B Outbuilding 01
- 107 – Elevations Outbuilding 01
- 109 – Roof details
- 110 – Windows and door schedule
- 111- Details of Windows 1 of 4
- 112 – Details of Windows 2 of 4
- 113 – Details of Windows 3 of 4
- 113 Details of Windows 4 of 4
- 115 Details of doors 1 of 2
- 116 Details of doors 2 of 2

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The materials to be used shall strictly comply with the details and specifications shown on the approved plans, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure that the listing building is not harmed.

4. Prior to the commencement of the development an updated building inspection and any mitigation for bats and nesting birds, including barn owls, must be completed on all buildings and structures within the red line boundary, including an assessment for non-breeding, breeding and winter hibernation potential, shall be submitted to and approved in writing by the Local Planning Authority. All accessible areas shall be inspected and evaluated including all loft voids, attic areas, outbuildings and barns. The development shall thereafter be carried out in strict accordance with the approved details and mitigation measures.

Reason:- To ensure that no Bats or Birds are harmed during construction

5. Prior to the installation of any external lighting an ecologically sensitive lighting plan, indicating how potential impacts on any roosts retained and new roosting provisions are to be avoided, shall be submitted and approved in writing to the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and retain thereafter for the lifetime of the development.

Reason:- To ensure that all external lighting is ecologically sensitive

6. Prior to the commencement of works as outlined in 'Farmhouse Roof Survey and Structural assessment' ref 24-055R_002 dated 10th December 2024 a schedule of works outlining full details of works to be carried out shall be submitted to and approved in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- In the interest of the structural integrity of the listed building.

7. All internal works shall strictly comply with the details and specifications shown on the approved plans, and within 'Internal Specification for Grade 2 Listed Farmhouse Cumberledge Farm, Denford, Leek, St13 7JU' received 13/12/2024, unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the approved details.

Reason:- In the interest of the integrity of the listed building.

8. All external windows and doors shall strictly comply with dwrg no 110 - Window and Door Schedule; 111 – Details Windows 1 of 4; 112 – Details Windows 2 of 4; 113 – Details windows 3 of 4; 113 – Details Windows 4 of 4, 115 Details of doors 1 of 2 and 116 Details of doors 2 of 2. There shall be no deviation from these plans unless otherwise agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure that the external windows and doors are in keeping with the listed building.

9. Prior to the installation of the the roof lights full details of all new rooflights, drawn to a scale of 1:20 and including details of proposed finish, colour and opening type, shall be submitted to and approved in writing by the local planning authority and the insertion of all rooflights shall be undertaken in exact accordance with the details approved.

Reason:- To ensure that the rooflights are in keeping with the listed building.

10. Prior to any works to the rain water goods, full details of the proposed refurbishment, and extent of all replacement rain water goods, including design, materials and colour shall be submitted to and approved in writing by the local planning authority. The works shall be undertaken in exact accordance with the details approved.

Reason:- To ensure that the rainwater goods are sympathetic to the listing building.

11. All plumbing and heating works shall strictly comply with the details and specifications shown on the approved plans, and '241213_Cumberledge Farm - Plumbing Specification' received 13/12/2024. There shall be no deviation from this unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the approved details.

Reason:- To ensure that the plumbing and heating works are in keeping with the listed building.

12. Prior to the installation of any external hardstanding, details of the proposed material, including colour and finish shall be submitted submitted to and approved in writing by the local planning authority and the works shall be undertaken in exact accordance with the details approved.

Reason:- To ensure that all hardstanding is sympathetic to the setting of the listed building.

13. Prior to the demolition of OB2 as shown on drwg no. 101-Site Plan, scaled plans to a 1:100 scale showing elevation, floorplan, materials and colour of the new outbuilding shall be submitted to and approved in writing by the local planning authority and the works shall be undertaken in exact accordance with the details approved.

Reason:- To ensure clarity of the approved details and that the setting of the listed building is protected.

14. Notwithstanding the details shown on the approved plans, all remortaring required shall be a lime mortar only. No cement mortars shall be used on site.

Reason:- To ensure that any mortar works are in keeping with the listed building

Informative

1. During the course of the consideration of the application the Council sought amendments to the proposals to ensure that adequate details were submitted. It is therefore considered that the proposals meet the provisions of paragraph 39 of the National Planning Policy Framework.
2. The applicant should be aware that they must comply with all bat species protection laws prior to and during the course of works on site
3. Public right of Way 'Cheddleton 78' shall remain unimpeded, clear and safe to use at all times during the construction works.
4. The applicant is advised that a Natural England license is to be acquired prior to the commencement of any works which may affect protected species

X 

Signed by: Jane Colley Signature

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.

