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Application no: SMD/2024/0106

Determined on: 12/06/2025

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as Amended)**

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

Whitehough Coley Hole Ipstones Staffordshire ST10 2LH

Description of Development:

Proposed Structural work and renovation/ alterations to change use of barn from Agricultural to C3 dwelling.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:-
To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.
2. The development hereby approved, shall be carried out in exact accordance with the submitted amended plans and specifications as follows:-

RLM1099 Location Plan 8A received 11.6.25
RLM1099 Site Plan 10D received 11.6.25
RLM1099 Elevations 6F dated April 2025
RLM1099 Elevations 5H dated April 2025

RLM1099 Sections 12A dated April 2025

Velux Heritage Conservation Rooflight Manual

Velux Heritage Rooflight Section

Reason:-

To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. No works shall commence until a programme of historic building recording in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' Level 3 has been submitted to and agreed in writing by the Local Planning Authority. Following approval of the submitted report, the completed building recording report shall be deposited with the relevant Historic Environment Record (HER) within 1 month of approval.

Reason:-

To ensure and safeguard the recording and inspection of matter of historic importance associated with the building.

4. Prior to the installation of any windows, details of their design, specification method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed window details.

Reason:-

To preserve the special architectural and historic interest of the Listed Building.

5. Trickle vents shall not be inserted into the windows hereby approved.

Reason:-

To preserve the special architectural and historic interest of the Listed Building

6. The rooflights hereby granted consent shall be Velux Heritage Conservation Roof Window and shall be installed flush with the roofplane.

Reason:-

To safeguard the special architectural and historic interest of the Listed Building.

7. The raking out of any loose mortar for the purpose of re-pointing the building shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before the re-pointing hereby granted consent is carried out. The works shall be carried out only in accordance with the agreed repointing details.

Reason:-

To preserve the special architectural and historic interest of the Listed Building.

8. Before any re-pointing hereby granted consent is carried out, details of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to the Local Planning Authority and a sample panel shall be made available for inspection on site. The submitted details and sample panel shall be agreed in writing by the

Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed re-pointing and mortar details.

Reason: To preserve the special architectural and historic interest of the Listed Building.

9. Prior to the demolition and rebuilding of the end bay, as specified on the 'Elevations of Proposed Barn 1 - Amended' (dwg no. RLM1099/6 Rev F), a sample panel of the stonework (showing the type of stone, its coursing and pointing) to be used shall be made available on site for inspection and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved details.

Reason:-

To preserve the special architectural and historic interest of the Listed Building.

10. Before works to the roof are undertaken, details and samples of the new roof tile to be used shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason:-

To preserve the special architectural and historic interest of the Listed Building.

11. No works shall be commenced to provide the features identified below until details of their design, specification, fixing and finish in the form of drawings or manufacturer's specifications have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved details.

- i. External doors and their immediate surroundings
- ii. Treatment of window and door heads and cills
- iii. Details of any window shutters
- iv. Alterations to breather holes
- v. Treatment of internal floors, walls and ceilings
- vi. Ridge, verge and eaves details
- vii. Extractor vents
- viii. Flues
- ix. Meterboxes
- x. Soil and vent pipes
- xi. Rainwater goods
- xii. Balustrading to external steps
- xiii. External surfacing and setts
- xiv. Ramp to elevation 3
- xv. Any external bin or cycle stores
- xvi. External lighting

Reason:-

To safeguard the special architectural and historic interest of the Listed Building.

12. Prior to the construction of any new drystone wall boundaries, a sample panel, showing the stone type and its construction, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason:-

To ensure the development preserves the setting of the Listed Building.

13. Before the development is first brought into use, bat compensation and mitigations measures shall be provided in accordance with further details to be submitted to and approved in writing by the local planning authority.

Reason:-

In the interests of the ecological value of the site.

14. Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the lighting is first installed.

Reason:-

In the interests of the ecological value of the site and residential amenity.

15. Before any new hard-standings are provided, details of the surfacing materials of the hardstandings in terms of type, colour and texture shall be submitted to and approved in writing by the local planning authority and shall be provided in exact accordance with approved details.

Reason:-

To ensure the development preserves the setting of the Listed Building.

16. A parking area shall be provided within the site prior to the first occupation of the development in accordance with the approved Drawing No. RLM1099/10D. The approved car parking area shall be retained unobstructed for parking of vehicles for the lifetime of the development.

Reason:-

In the interests of highway safety.

17. Unless prior permission has been obtained in writing from the Local Planning Authority, all construction activities shall be restricted to the following times of operations.

"" 08:00 - 18:00 hours (Monday to Friday);

"" 08:00 - 13:00 hours (Saturday)

"" No working is permitted on Sundays or Bank Holidays.

Reason:-

To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

18. The development shall be carried out in accordance with the following:

A. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority;
B. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape.

There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when required by officers of the Local Planning Authority

Reason:-

To protect the amenities of the area during construction

19. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment shall be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

Reason: -

To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

20. Prior to being brought onto site, all soils that are intended to be used for the proposed garden/ soft landscaping areas shall be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing by the Local Planning Authority and shall include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed.

The results of the soil tests shall be submitted and approved in writing by the Local Planning Authority. If soil results indicates that a potential risks exists, development shall not be brought into use until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted to and agreed in writing by the Local Planning Authority and thereafter carried out.

Reason: -

To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

21. The development shall not be brought into use until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the

course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted.

Reason: In the interests of visual amenity

22. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity

23. Notwithstanding the details shown on the approved plans the development shall be undertaken in accordance with the following:

- Rainwater goods shall be furnished in cast metal, painted black unless the local planning authority agrees to any variation in writing.
- External doors shall be fabricated in timber, vertically boarded, ledged and braced. Windows shall be fabricated in timber.

- All windows and external doors shall be set behind a reveal of 100mm
- Any existing ventilation slots shall be infilled with recessed blue brick

Reason: To protect the character and appearance of the traditional agricultural building.

24. No development shall commence until details of the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the scheme has been implemented in accordance with the approved details.

Reason: In the interests of visual amenity

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out and no gates, walls, fences or other means of enclosure normally permitted by Class A of Part 2 Schedule 2 to that Order shall be erected unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason: To protect the character and appearance of the traditional agricultural building.

Informatives

1. The Council has sought (negotiated) a sustainable form of development which complies with the provisions of the NPPF.

2. The Society for the Protection of Ancient Buildings (SPAB) gives the following building advice and suggestions to achieve further improvements to the listed building as follows:

Walls and Insulation

-The Heritage Statement includes a helpful suite of photographs. These images show a number of the walls of the building to be incredibly damp. It will be important that the cause of the damp is correctly diagnosed and remedied (e.g. external ground levels, rainwater goods etc) and that the walls are given sufficient time to dry out before any development takes place.

-The need for the walls to be given sufficient time to dry out is particularly crucial in cases where it is proposed to install insulation - and which should never be applied to damp walls.

-We are not entirely clear on the proposal for the Hempcrete Insulation and advise that the authority request additional information on the type, specification, and application method. We also advise that further information on the need, and suitability, of the proposed tanking to the areas below ground prior to the Hempcrete installation/application. We are not convinced of the need for, and suitability of the proposed tanking - as there is a risk it may have unintended technical consequences.

-We wonder if consideration has been given to an insulating plaster.

Floor to door heights (Shippon)

-From looking at the images in the Heritage Statement and the drawings, the floor to the top of proposed door height and relationship to the truss looks very tight. We therefore advise that the measurements are checked so to ensure that no alterations are made to the historic trusses and floors in order to accommodate the new door openings of the proposed first floor layout.

-We regret that the proposed ceiling height will oversail/cut across the trusses in the Shippon. Might possible insulation methods to the roof enable the trusses to be fully articulated (see roofing and insulation comments below).

Shippon Floor & Insulation

It is not clear from the proposed sections how the existing floor will be insulated. The Proposed Section seems to indicate that insulation will be laid over the existing floor structure rather than in between the existing joists. We advise that the local authority seek clarification and the relevant details.

Roof (including insulation)

The proposals for the roof are also unclear and we advise that the local authority seek clarification and relevant details. We also note that insulation is specified along with a "bat friendly membrane". With specific regard to the latter, it is our understanding that membranes (even those claiming to be bat friendly) cannot be used where there are bats. From the current information, we wonder whether it would be better to use a wood fibre board over all of the roof.

New Staircase

We advise that additional information is provided to indicate the precise loss/alteration of the fabric (of the existing historic floor structure) to facilitate the proposed staircase within the Shippon.

Timbers (Generally)

We advise that prior to considering replacement of any floor and roof timbers, exploration of supplementary timbers alongside the existing, or alternative sensitive structural solutions, are considered. Any replacement of existing timbers should be agreed under the advice of the Council's Conservation Officer.

Existing and Proposed apertures

-Where it is proposed to unblock existing partially blocked door openings (which have been converted to windows) we wonder if further consideration could be given to them remaining as windows (with the lower blocking/walling remaining in situ. The reason for this is two fold: i. the retention of historic fabric and legibility, and ii. partially blocked apertures are quite common on agricultural buildings and do add to the character of these places, and particularly in cases such as this where the later fenestration displays the characteristic one third to two thirds glazing split.

-We wonder if further consideration may also be given to incorporating an external timber sliding door to the proposed three bay glazed aperture to Elevation 3, again on the grounds of helping to retain the agricultural character of the building.

Plinth in Barn

It is proposed to remove a plinth in the barn (adjacent to the door between the barn and shippon). The significance of this fabric should be determined before a decision is made regarding its removal. Given its position within the barn, it does not appear to provide an obstacle that would prevent the proposed use of the space.

Proposed porch/entrance area (Shippon)

-Could the structure/parts of the surviving first floor structure be retained and repaired rather than completely replaced?

-We advise that the existing stone flags in this area be retained in situ and not lifted.

-Might a wall, instead of the proposed railing, to the steps be more in keeping for the agricultural setting?

New windows and doors

-Might further consideration be given to new timber windows of a traditional agricultural design and profile rather than the proposed aluminium?

Lintols

-Where existing lintols are cracked, we encourage that consideration be given to their repair rather than complete replacement, unless there is a clear technical need for their replacement.

-It is not uncommon to find the use of steel lintols in agricultural structures and they have often added to the character and story of these buildings. We would therefore encourage that these are retained on the existing building rather than replaced in stone, unless there is a clear technical need for their replacement.

3. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer:

"" A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

"" Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment <http://www.bsigroup.com>

"" Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance.

"" Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download <http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf>

"" The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m2	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones

Zone Surrounding Lighting Environment Examples

E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

"" During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust

formed from leaving the site boundary.

"" The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance-and-spgs/control-dust-and-emissions>

"" If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

"" Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.

"" The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become and ""appropriate person"". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.

"" Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.

"" During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes

"" The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.

"" Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

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.
2. 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.
3. 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 is 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.
4. 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.
5. 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.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
8. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12

weeks of the date of this notice.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents 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>
11. 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.
12. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
13. 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)
14. 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.