

Mr Ian Ankers
Ian Ankers Architecture
Ryecroft Farm
Macclesfield Road
Macclesfield
SK11 0RP

Ms Heath
The Knott Inn
Station Lane
Rushton Spencer
Staffordshire
SK11 0QU

Application no: SMD/2025/0258

Determined on: 1st August 2025

Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990

REFUSAL OF LISTED BUILDING CONSENT

Location of Development:

The Knott Inn, Station Lane, Rushton Spencer, Staffordshire, SK11 0QU

Description of Development:

Erection of a marquee

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **HEREBY REFUSE LISTED BUILDING CONSENT** for the works described above for the reasons specified below:

The proposal to retain a tipi structure within the setting of the listed building does not involve work to be carried out to the fabric of the listed building. It would not in those regards affect the special architectural or historic interest of the listed building and should not therefore require listed building consent. However, for the avoidance of doubt, the application is determined and the local planning authority refuses to grant listed building consent for the development described. The erection of the tipi results in a moderate degree of harm to the setting of the two grade II listed buildings (The Knott Inn & The Station House). This fails to satisfy the requirements of s.66 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage assets (par.215 of NPPF and policy DC2 of the SMDC local plan). There does not appear to be clear and convincing justification for the level of harm (para.213 of NPPF) and there would be no public benefits that would arise from the proposed development (para.215 of NPPF) to outweigh that harm. Great weight should be given to the conservation of a designated heritage asset's significance (par.212 of NPPF).

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. 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.
2. 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.
3. 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.
4. If you want to appeal against your local planning authority's decision 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>