

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

**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.

**Application No:** 13/00748/LBC

To:  
Mr & Mrs P and S Pepper  
c/o Nigel Forrester  
Ilett House Smithy Bank  
Alton  
Stoke-on-Trent  
Staffordshire  
ST10 4AD  
United Kingdom

**Location of Development:**

1 Vicarage Row Dimble Lane Alton Staffordshire ST10 4BL

**Description of Development:**

Proposed tiled porch/canopy over front entrance door

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY GRANT LISTED BUILDING CONSENT** for the works described above in accordance with plans ref: 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 approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the Local Planning Authority: Drawing no. 13/398/01 & 13/398/02.

**Reason:-** To ensure that the development is carried out in accordance with the approved plans.

3. The development hereby permitted shall not be commenced until of types and colours of all roof tiles / facing materials (including flashing); joinery details to bracket and fascia have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:-** To ensure that the external appearance of the development is satisfactory.

### **Informative**

1. In considering this proposal, account has been taken of the following development plan policies: Staffordshire Moorlands Local Plan Policy B13, and national planning guidance in the form of the National Planning Policy Framework. The proposed development is considered not to adversely impact on the existing Listed Building, or the character and appearance of the surrounding Conservation Area in which it is sited, furthermore it will not have an unacceptable or adverse effect on the enjoyment of any neighbouring dwellings.

2. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

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**Signed 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 for the Environment in accordance with Section 20 & 21 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, within six months of the date of the decision notice. 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 for the Environment, 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 the 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 the applicant wishes to exercise the right of appeal referred to in Note 1, the appropriate form on which the notice of appeal should be submitted may be obtained from the Secretary of State for the Department of the Environment, The Planning Inspectorate (PLUP 2), Tollgate House, Houlton Street, Bristol, BS2 9DJ.