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Application no: SMD/2014/0115

Determined on: 22/04/2014

**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.

**Location of Development:**

REDMORLEA Farmhouse ASHBOURNE ROAD WATERHOUSES STAFFORDSHIRE

**Description of Development:**

Alterations and refurbishment of Listed Building

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 development hereby permitted shall be begun before the expiration of three years from the date of this permission. The Local Planning Authority shall be notified in writing of the intention to commence works at least 5 working days prior to development being commenced on site.

Reason:- To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 00225 AL(0)01; 00225 AL(0)05; 00225 AL(0)06; 00225 AL(0)07 D; 00225 00225AL(0)011; 00225 AL(0)012 and 00225 AL(0)020 (approval of replacement of windows: W1.06; W2.02; W2.01 & W0.07 with a slimline steel window as specified) .

Reason: For the avoidance of doubt and in the interests of proper planning

3. No development shall be commenced until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Specification for Limecrete floor;

- Internal treatment of walling, including Damp Proof Course;
- Replacement Stairs
- New Stairs
- Rainwater Goods (constructed of metal & incorporating rise and fall brackets)
- Heating System and Means of Ventilation
- Rooflights

Development shall thereafter be undertaken in accordance with the approved details.

Reason:- To safeguard the special architectural and historic character and setting of the Listed Building.

3. Upon the commencement of works and following detailed inspection of the existing windows / doors (excluding approval of replacement of windows: W1.06; W2.02; W2.01 & W0.07 with a slimline steel window as specified on drawing ref. 00225 AL(0)020), a scheme of repairs shall be submitted to the Local Planning Authority for approval prior to the relevant works being undertaken. Should a scheme of repair not be proved feasible, then the windows / doors shall be replicated in accordance with detailed drawings of at least 1:20 for each new window and door has been submitted to and approved by the Local Planning Authority prior to the commencement of work. Details should include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; glazing bar subdivision; cills and lintels. Development shall thereafter be undertaken in accordance with the approved details and retained as such.

Reason:- To safeguard the special architectural and historic character and setting of the Listed Building.

### **Informative**

1. The Council has entered into discussions with the applicant to seek design revisions in respect of the schedule of approved works, as has been submitted and consequently approved. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

2. All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection. Should bats or evidence of bats be discovered at any stage during the development, work must stop immediately and urgent advice be sought from Natural England. Failure to do may result in an offence being committed, regardless of planning consent.

The Natural England Bat Advice Line is telephone: 0845 1300 228.

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**Signed 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 the Councils Building Control Section on 0345 605 3012.
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. **A fee is payable to us for the discharge of condition. Please refer to our web site : [www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk) for details.** 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 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.
6. 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

7. 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.