

Punch Taverns Ltd  
C/o Mr Chris Kennerk  
Inventive Design Associates Limited  
Abney Hall - Suite 9/10  
Manchester Road  
Cheadle  
SK8 2DP

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Punch Taverns Ltd  
Jubilee House  
Burton upon Trent  
DE14 2WF

Application no: SMD/2014/0837

Determined on: 24/03/2015

**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:**

The Knot Inn Station Lane Rushton Spencer Staffordshire SK11 0QU

**Description of Development:**

Listed building consent for demolition of existing lean-to and erection of a rear extension, new entrance canopy to the side entrance, installation of an extraction flue and internal and external alterations

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 approved shall be carried out in accordance with the following submitted plans:

14098-312 Site location plan

14098-311 Amended site block plan received on 5th March 2015

14098-303 Rev B Amended ground floor plan as proposed received on 11th March 2015

14098-304 Rev A Amended external elevations as proposed received on 5th March 2015

14098-305 Rev A Amended extension/canopy details as proposed received on 5th March 2015  
14098-306 Bar details as proposed  
14098-307 Toilet details as proposed  
14098-308 Fire joinery details as proposed  
14098-309 Door details as proposed  
14098-310 External details as proposed  
4400-1 Rev B Layout of catering facilities

Reason:- To ensure that the proposed works are carried out in accordance with approved plans

3. No works shall be commenced until precise details of all external facing materials and finishes to be used in the proposed development have been submitted to and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved details.

Reason:- To ensure a satisfactory external appearance in the interests of the character and appearance of the Listed Building

4. The joinery details for the proposed first floor window in the front elevation shall be submitted to and approved by the Local Planning Authority prior to installation. Details shall include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. The window shall be installed in accordance with the approved details

Reason:- To maintain the character and integrity of the Listed Building

5. Full details of the proposed new kitchen extraction flue including the external finish/appearance shall be submitted to and approved in writing by the local planning authority prior to installation, and shall be installed in accordance with the approved details

Reason:- To ensure that there is no adverse impact on the character and appearance of the listed building

### **Informatives**

1. The Council has negotiated a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

2. The applicant is advised of the need to obtain separate advertisement consent and listed building consent for any new signs or replacement signs that are materially different from the existing signs

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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.