

**TOWN AND COUNTRY PLANNING ACT 1990
LISTED BUILDING CONSENT**

Date valid application received: 18/01/2022

Application No: P/2022/00063

Name and address of Agent

Name and address of Applicant

Enjoy Design Ltd
The Old Brewery
High Court
Leeds
LS2 7ES

Hoar Cross Hall Ltd
FAO Mr A Pearson
Hoar Cross Hall
Maker Lane
Hoar Cross
DE13 8QS

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby **GRANTS** Listed Building consent:

**Listed Building Consent for the formation of an external restaurant terrace with associated pergola and external staircase (Revised Scheme)
Hoar Cross Hall, Maker Lane, Hoar Cross, DE13 8QS**

in accordance with the submitted documents and plans and subject to the condition(s) specified hereunder:

1 00001e: Time Limit - Std for Listed Building Consent/Conservation Area

The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The works hereby granted consent shall be carried out in accordance with the following approved plans subject to compliance with other conditions of this consent:

Drawing No.s:

1:2500 Location Plan dated as received on 18th January 2022

01 20 010, 1:200 Existing Site Plan dated as received on 18th January 2022

01 20 011, 1:200 Proposed Site Plan dated as received on 18th January 2022

012001, 1:100 Existing Elevations and Terrace Plan dated as received on 18th January 2022

012002, 1:50 Proposed Terrace Plans (with and without pergola) dated as received on 18th January 2022

012003, 1:100 Proposed Elevations and Terrace Plan dated as received on 18th January 2022

Reason: For the avoidance of doubt to ensure the works will not adversely affect the appearance and character of this listed building in accordance with East Staffordshire Local Plan Policies SP25 and DP5 and the National Planning Policy Framework.

- 3 No development shall take place until samples and details of all materials to be used to the staircases, have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building and its surroundings in accordance with East Staffordshire Local Plan Policies SP1, SP25 and DP5, the East Staffordshire Design Guide and the National Planning Policy Framework.

- 4 All works of alteration and making good of the existing fabric of the building shall be carried out in materials to match the existing building.

Reason: To safeguard the character and appearance of the listed building in accordance with East Staffordshire Local Plan Policies SP25 and DP5 and the National Planning Policy Framework.

Informative(s):

- 1 The applicant is advised that in complying with Condition 3 above regarding the submission of samples and details of the staircase materials, ensuring the product name and manufacturer is provided and must be submitted in writing to the Local Planning Authority as part of the relevant Discharge of Condition application along with correspondence confirming that date on which samples will be made available on-site and where they will be located.
- 2 The conditions identified below require details to be approved before commencement of the works.
Condition No 3

This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of these conditions have been met.
- 3 The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

This permission is granted by the under signed under powers delegated by the Borough Council in accordance with the provisions of Section 101 of the Local Government Act 1972.

This consent is given in pursuance of the relevant Planning Legislation and does not entitle you to do anything for which the consent of some other landowner, person, public authority, or department of the Council is required.

Dated 15th March 2022

Signed *Naomi Perry*

LISTED BUILDING AND CONSERVATION AREA NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State for Communities and Local Government* in accordance with Section 20 of the Planning (Listed Buildings & 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.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by using the Planning Inspectorate's online appeals service, which you can use to make your appeal online. You can find the service through the Appeals area – see <https://www.gov.uk/appeal-planning-inspectorate>. The Inspectorate will publish details of your appeal on the Internet (on Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the GOV.UK website.

Note

Attention is drawn to Section 8 (2) of the Act, the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the Local Planning Authority) until notice of the proposal has been given to Historic England, The Engine House, Fire Fly Avenue, Swindon, SN2 2EH, Tel: 01793 445050, or e-mail archive@HistoricEngland.org.uk and Historic England subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

*The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

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