



**Thomas Deery BA (Hons), MSc
Head of Regeneration and Development**

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

Date valid application received:
02/08/2023

Application No: P/2023/00716

Name and address of Agent

Name and address of Applicant

JPPC
Bagley Croft
Hinksey Hill
Oxford
OX1 5BD

Hoar Cross Hall Ltd
c/o Agent

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

Listed Building Consent for the formation of outdoor spa garden on roof terrace of existing spa with associated stairs/lift extension, pergola, log burner & flue, enclosed cabana loungers, 3 x pools and sauna/wc room

Hoar Cross Hall, Maker Lane, Hoar Cross, Staffordshire, DE13 8QS

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

1 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 Nos.

3891 -001 Site Location Plan at scale 1:2500 dated as received 25th July 2023

3891 -002 rev A Existing Site Plan at scale 1:500 dated as received 25th July 2023

3891 -003 rev A Proposed Site Plan at scale 1:500 dated as received 25th July 2023

3891 -004 Existing Ground Floor Plan at scale 1:100 dated as received 25th July 2023

3891 -005 Existing Terrace Plan at scale 1:100 dated as received 25th July 2023

3891 -006 Existing Elevations at scale 1:200 dated as received 25th July 2023

3891 -007 Existing Elevations at scale 1:100 dated as received 25th July 2023

3891 -008 Proposed Ground Floor Plan at scale 1:100 dated as received 25th July 2023
3891 -009 Rev A Proposed Terrace Plan at scale 1:100 dated as received 25th July 2023
3891 -010 Rev A Proposed Terrace Roof Plan at scale 1:100 dated as received 25th July 2023
3891 -011 Rev B Proposed Elevations dated as received 25th October 2023
3891 -012 Rev B Proposed Elevations 1 of 2 dated as received 25th October 2023
3891 -013 Rev B Proposed Elevations 2 of 2 dated as received 25th October 2023
3891-014 Proposed Sauna/WC Building at scale 1:50 dated as received 25th July 2023
Reason: For the avoidance of doubt to ensure the works will not adversely affect the appearance and character of this listed building/heritage assets in accordance with East Staffordshire Local Plan Policies SP25 and DP5 and the National Planning Policy Framework.

3 The works shall only be carried out in accordance with the external materials that are stated within the application and on the approved plans (as listed in condition 2) unless otherwise first agreed in writing by the Local Planning Authority.

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

Informative(s):

1 During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development 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 worked proactively with the applicant to secure 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.

2 You are reminded to also comply with the requirements of the conditions of the associated planning permission ref: P/2023/00713

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 7th November 2023

Signed

E Summers

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