



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

**TOWN AND COUNTRY PLANNING ACT 1990  
PERMISSION FOR DEVELOPMENT**

Date valid application received:  
02/08/2023

Application No: P/2023/00713

Name and address of Agent  
JPPC  
Bagley Croft  
Hinksey Hill  
Oxford  
OX1 5BD

Name and address of Applicant  
Hoar Cross Hall Ltd  
c/o Agent

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

**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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of this permission:  
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 development will not adversely affect the appearance of the conservation area, character and appearance of the Listed Building, the amenities of neighbouring properties, , biodiversity, or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Policies SP1, SP2, SP24, SP25, SP29, SP35, DP1, DP5 and DP7, the East Staffordshire Design Guide, Separation Distance and Amenity SPD and the National Planning Policy Framework.

3 The development 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 of the listed building/heritage assets in accordance with East Staffordshire Local Plan Policies SP25 and DP5 and the National Planning Policy Framework, the East Staffordshire Design Guide 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 also reminded to comply with the conditions of the associated listed building consent ref: P/2023/00716.

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*

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **Appeals to the Secretary of State**

- 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.
- In the case where we refuse planning permission or grant it subject to conditions decision if you want to appeal then you must do so within 6 months of the date of this notice (unless the application is for a minor commercial proposal). In the case where we refuse planning permission or grant it subject to conditions for a minor commercial application, if you want to appeal against your decision then you must do so within 12 weeks of the date of this notice.
- 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 <https://www.gov.uk/appeal-planning-inspectorate>.
- 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.