



**Sal Khan CPFA, MSc
Head of Service (Section 151 Officer)**

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

Date valid application received:
27/07/2022

Application No: P/2022/00816

Name and address of Agent
Guy St John Taylor Associates Architects Ltd
Top Lock Studio
Navigation Yard
Millgate
Newark
NG24 4TN

Name and address of Applicant
Hoar Cross Hall Limited
Hoar Cross Hall
Maker Lane
Hoar Cross
Staffordshire
DE13 8QS

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

Listing Building application for the enclosing of East porch and alterations to the external steps

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 No.s:

(19)100 Rev A, 1:1250 Location Plan dated as received on 27th July 2022

(19)200 Rev A, 1:500 Site Plan dated as received on 27th July 2022

(08)001, 1:50 Existing Elevations and Floor Plan dated as received on 4th July 2022

(08)002A, 1:50 Proposed Elevation and Floor Plan and 1:100 Details of Existing, Proposed and Previous Porch dated as received on 4th October 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 works shall take place until details of all proposed external joinery including materials and finish, and sections to a minimum scale of 1:5, have been submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved details.

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.

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 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 works cannot be made until the particular requirements of these conditions have been met.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

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2 The applicant is advised that in complying with Condition 3 above metal window details are recommended.

3 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.

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 18th October 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