



South Staffordshire Council

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.

Application Number: 07/01240/LBC
Proposed: Extensions and internal alterations to create one dwelling
At: West Wing Patshull Hall Patshull Park Patshull South
Staffordshire WV6 7HY

In pursuance of their power under the above mentioned Act, South Staffordshire Council, hereby **GRANT** consent for the works proposed in the application numbered above,

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the amended and additional plans set out in the schedule below;
 - 540.09 Rev B Proposed Basement Plan Amended Plan received 2nd June 2008
 - 540.10 Rev B Proposed Ground Floor Plan Amended Plan received 2nd June 2008
 - 540.11 Rev B Proposed First Floor Plan Amended Plan received 2nd June 2008
 - 540.12 Rev D Proposed Second Floor Plan Amended Plan received 2nd June 2008
 - 540.13 Rev A Proposed Elevation (south west) Amended Plan received 9th October 2008
 - 540.14 Rev A Proposed Elevations (north east) Amended Plan received 2nd June 2008
 - 540.15 Rev A Proposed Elevations (north west) Amended Plan received 2nd June 2008
 - 540.17 Proposed Alterations to Pierced Screen Additional Plan received 13th December 2007
 - 540.18 Proposed Alterations to Courtyard Entrance Door Additional Plan received 13th December 2007
 - 540.20 Proposed Glazed Screen in Room RB10 Additional Plan received 13th December 2007
 - 540.21 Rev A Section B-B Proposed Elevation of Inner Roof Slope (south west elevation) Additional and Amended Plan received 23rd February 2009.
 - 540.22 Proposed Lantern Cladding Details Additional Plan received 2nd June 2008
 - 540.23 Section A-A Additional Plan received 2nd June 2008
 - 540.24 Sections C-C and D-D Additional Plan received 2nd June 2008
 - 540.25 Sections E-E and F-F Additional Plan received 2nd June 2008.
3. Before the removal of the existing stone floor in Rooms RB9, 10 and 11, details of the construction of the proposed replacement floor, including the materials to be used, shall be submitted to the Local Planning Authority for approval. The replacement floor shall be constructed in accordance with the approved details.

4. Before the removal of the cast iron support columns in Room RB7, details of the proposed use/re-use/disposal of the columns shall be submitted to the Local Planning Authority for approval. The columns shall be used in accordance with the approved details.
5. The floor in Room RG5 shall be repaired and/or re-constructed in accordance with the details shown in drawings number TC/KB 03.10.08 Sheets 1, 2, 3 and 4 attached to letter from Thomas Consulting (Civil and Structural Engineers) dated 6th October 2008; and in accordance with the method statement for removing floor boards prepared by Moss Co Architects and received on 30th October 2008. Any new floorboards required to re-construct this floor shall be of a matching material to the original boards and shall be machined and profiled so as to match the dimensions and construction of the original boards to the satisfaction of the Local Planning Authority.
6. All new or repaired lead work shown on Drawing 540.12 revision D shall be carried out in accordance with the prevailing guidance issued by the Lead Sheet Association and valid at the time of construction. During this phase of the works the Local Planning Authority shall be notified five working days in advance of the commencement of any works to the lead roof/roof lantern and the Local Planning Authority shall be afforded access to inspect the works in progress at all reasonable times of the working day.
7. Any proposed roof lights shall be of a type manufactured by the Conservation Rooflight Company or Clement Brothers. Prior to the installation of any rooflight, written confirmation of the manufacturer and design of each rooflight shall be provided to the Local Planning Authority for approval. The rooflights shall be installed in accordance with the approved details.
8. Before the commencement of the construction of the new box dormer window indicated on Drawing 540.21 Revision A, details of the proposed frames and glazing bars at a scale of 1:10 elevation and 1:1 section through a representative cross section shall be submitted to the Local Planning Authority for approval. The window shall be constructed in accordance with the approved details.
9. The development shall be carried out in full accordance with the details set out in the amended Schedule of Rooms received on 27th January 2009.
10. The new box dormer window indicated on Drawing 540.21 Revision A shall be glazed using non-reflective glass only to the satisfaction of the Local Planning Authority.
11. Before the commencement of construction of the boarded floor at the second floor level, details of the design and materials of the floor shall be submitted to the Local Planning Authority for approval. The floor shall be installed in accordance with the approved details.
12. Before the commencement of construction of the boarded floor at the second floor level, details of the design of the proposed light well over the new staircase indicated in Drawing 540.23 Additional shall be submitted to the Local Planning Authority for approval. The light well shall be constructed in accordance with the approved details.
13. The permission hereby granted does not grant or imply consent for the installation of any form of external lighting.

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions hereinbefore specified are:-

1. The reason for the imposition of these time limits is to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. In order to define the permission and to avoid doubt.
3. To ensure that the development harmonises with the character of this Listed Building in accordance with policy BE26 of the adopted Local Plan.
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Signed

Dated: 24 April 2009



Sarah Poxon
Development Control Manager

Mr And Mrs Kibble
C/O Moss Co.
Graham Moss
Brookgate Hall
Plealey
Shrewsbury
SY5 0UY

NOTES

- 1) If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed building Consent for the proposed works, or to grant consent subject to conditions, she/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 Building and Conservation Areas) Act 1990. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and she/he will exercise her/his power in cases where she/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.
- 2) If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, she/he may serve on the District Council in which the land is situated a Listed Building Purchase Notice requiring that Council to purchase her/his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 3) If the applicant wishes to exercise the right of appeal referred to in Note (1) the appropriate form on which the notice of appeal should be submitted may be obtained from: -

**The Planning Inspectorate
3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6NP**

Or online at www.planningportal.gov.uk

Compliance with Conditions

In accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, there is now a fee payable for the request for written confirmation of compliance with a condition or conditions attached to the grant of planning permission:

£25 for each request that relates to a permission for householder development.

£85 for all other requests relating to a permission for development