



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

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

Date valid application received:
04/03/2022

Application No: P/2022/00197

Name and address of Agent

Name and address of Applicant
Mr Sean Barker
4 The Yews
Mill Street
Rocester
ST14 5LZ

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

Installation of replacement windows and doors

4 The Yews, Mill Street, Rocester, Staffordshire ST14 5LZ

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 and documents subject to compliance with other conditions of this permission:

Drawing No.s:

1:1250 Location Plan dated as received on 18th February 2022

Roc-085, 1:125 Proposed Site Plan dated as received on 18th February 2022

776/P-05 Rev D, 1:100 Existing Elevations, Floor Plans and Roof Plan dated as received on 18th February 2022

947(04) C03, 1:50 Proposed Elevations dated as received on 18th February 2022

Existing Window Photographs and Measurements dated as received on 18th February 2022

Proposed Window Details dated as received on 18th February 2022

Proposed Window Measurements dated as received on 18th February 2022

Liniar Brochure Technical Information for Flush Sash Windows dated as received on 18th February 2022

Liniar Brochure Technical Information for Residential Doors dated as received on 18th February 2022

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, including the Rocester Conservation Area and the adjacent listed buildings and scheduled ancient monument, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, SP35, DP1, DP3 and DP5, the East Staffordshire Design Guide, the Separation Distances and Amenity SPD, the Parking Standards SPD and the National Planning Policy Framework.

3 All external materials used in the development shall be as set out on the plans and documents listed under condition 2 and as set out on the application form unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard the character and appearance of the building and its surroundings, including the Rocester Conservation Area and the adjacent listed buildings and scheduled ancient monument, in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, DP1, DP3 and DP5, the East Staffordshire Design Guide and the National Planning Policy Framework.

4 All new windows shall (unless otherwise first agreed in writing by the Local Planning Authority):

- a. be set back from the face of the wall by a minimum of 50mm;
- b. be traditionally constructed with side-hung opening casements fitted flush with the frame; and
- c. have a traditional sill detail, integral sills will not be acceptable.

Reason: To preserve the setting of the listed building and the character and appearance of the Rocester Conservation Area in accordance with East Staffordshire Local Plan policies SP1, SP24, SP25 and DP5 and the National Planning Policy Framework.

Informative(s):

1 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 22nd April 2022

Signed *Lisa Bird*

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.
- Where the Local Planning Authority has refused planning permission or grant it subject to conditions for a householder application, if you want to appeal against your local planning authority's 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.