



**STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE**

**Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations
1992**

**Listed Building Consent Planning Application Number
DC/091993**

Applicant Details: Phil Rowbotham Heatons Heritage Society [REDACTED]	Agent Details: Phil Rowbotham Heatons Heritage Society [REDACTED]
Location Crown Inn 6 Vale Close Heaton Mersey Stockport SK4 3DS	Description Of Development Mount a blue plaque on the front external wall of the public house, at seven feet high

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Planning (Listed Building and Conservation Areas) Act 1990 that **LISTED BUILDING CONSENT HAS BEEN GRANTED**. The works must be begun not later than the expiration of THREE YEARS from the date of this permission, as required by Section 18 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and amended by section 51 of The Planning and Compulsory Purchase Act 2004.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans/drawings:

Site Location Plan
Site Elevation / Photomontage of Placement
received by the Local Planning Authority on the 7th May 2024

Plaque Details Image
Email including Plaque Dimensions and Materials from Heatons Heritage Society dated 16th May
received by the Local Planning Authority on the 16th May 2024

Reason - For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD:

Core Strategy Policies

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-3: Protecting, Safeguarding and Enhancing the Environment

Signed:

Dated: 28th June 2024



Emma Curle - BSc (Hons) MRTPI
Assistant Director Place Making and Planning
Chief Planning Officer

ADDITIONAL INFORMATION

- 1 Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore, implemented the requirement in Paragraphs 38 and 47 of the revised NPPF published by the Department for Levelling Up, Housing and Communities in December 2023.

- 2 In accordance with S93G of the Town & Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice to complete via this link to our website <https://www.stockport.gov.uk/how-to-apply-for-planning-permission/before-starting-the-work-planning-permission/#notice>

THE FOLLOWING IS STANDARD INFORMATION ONLY

1. The drawings determined by this notice may be viewed (usually in electronic form) at Fred Perry House, Edward Street, Stockport, by appointment, and are available online on the Planning & Building pages of the Stockport Council website: **www.stockport.gov.uk/planningdatabase**
2. It is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to this consent are complied with. If any of the conditions require further approval and/or the submission of further details before development starts or use begins (known as pre-commencement planning conditions), the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with the conditions may make either the permission null and void or the development unauthorised.
3. This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, by law, order or regulation.
4. The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.
5. Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.
6. Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. The **Planning Inspectorate's** details are listed below.

The Planning Inspectorate,
Customer Support Unit,
Room 3/15, Eagle Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN

Telephone: 0303 444 5000

Fax: 0117 372 8181

Email: enquiries@planning-inspectorate.gsi.gov.uk
website: www.planning-inspectorate.gov.uk

APPEALS TO THE SECRETARY OF STATE [OTHER THAN IN RELATION TO ADVERTISEMENTS]

If you are aggrieved by the decision of the 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.

If you want to appeal; then you can do so online at www.Planningportal.gov.uk/pcs

Alternatively you can use a form you can get from:

The Planning Inspectorate, Registry/ Scanning, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN; Telephone: 0303 444 5000;

Email: enquiries@planning-inspectorate.gsi.gov.uk

Website: www.planning-inspectorate.gov.uk

For most types of application you have six months to appeal from the date of the attached Decision Notice. However if the decision involved the refusal of planning permission for a householder application then you have 12 weeks to appeal from the date of the Decision Notice. 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 that excuse the delay in giving the 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

PURCHASE NOTICES

If either the local authority or the Secretary of State refuses Permission to develop land, or grants it subject to conditions, the owner may claim he/she can neither put the land to a reasonable beneficial use in its existing state, nor render the land capable of a reasonably beneficial use by the carrying out of any development that has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

Information relating to appeals including forms can be obtained from;

The Planning Inspectorate,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol BS1 6PN

Telephone: 0303 444 5000
Website: www.planning-inspectorate.gov.uk
Email: enquiries@planning-inspectorate.gsi.gov.uk

The Planning Portal website: www.planningportal.gov.uk/pcs