STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

PART ONE

# Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

## 1. Applicant Name, Address and Contact Details

Title: Mr | First name: D | Surname: Salt

Company name:

Street address: Caltonmoor House Farm
Calton

Town/City: Swinscoe
County: Staffordshire Moorlands
Country:
Postcode: DE6 2BU

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | | |
| Mobile number: | | | |
| Fax number: | | | |

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

## 2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Breakwell

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: England
Postcode: ST13 6JP

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | 01538 386002 | |
| Mobile number: | | | |
| Fax number: | | | |

Email address: david@sammonsltd.co.uk

## 3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Extension to and conversion of outbuilding to provide ancillary residential use

Has the work already started without planning permission? ( ) Yes (•) No

09/0 1433

## 4. Site Address Details

Full postal address of the site (including full postcode where available)

| | |
|---|---|
| House | 0 |
| Suffix | |
| House name | Calton Moor House Farm |
| Street address | |
| | Calton Moor |
| Town/City | ASHBOURNE |
| County | |
| Postcode: | DE6 2BU |

Description of location or a grid reference (must be completed if postcode is not known).

| | |
|---|---|
| Easting: | 411504 |
| Northing: | 348728 |

Description

## 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? (●) Yes ( ) No

If Yes, please describe and include the planning application reference number(s), if known:

Planning application for same development

## 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (●) No

## 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (●) No

## 8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (●) No

## 9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

**External walls - add description**

Description of *existing* materials and finishes:

Natural stone and metal sheeting

Description of *proposed* materials and finishes:

Natural stone and timber boarding

**Roof covering- add description**

Description of *existing* materials and finishes:

Plain clay tiles

Description of *proposed* materials and finishes:

Plain clay tiles

**Vehicle access and hard standing - add description**

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

**Lighting - add description**

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

## 9. Materials (continued)

**Others - add description**

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

D&AS and drawing 2008.1559.2A

## 10. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

## 11. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? (•) Yes ( ) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ( ) Yes (•) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ( ) Yes (•) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

## 12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I ( ) Grade II* (•) Grade II

Is it an ecclesiastical building? ( ) Don't know ( ) Yes (•) No

## 13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

## 14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ( ) Yes (•) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

## 15. Certificates (Certificate A)

**Certificate Of Ownership - Certificate A**
**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr First name: David Surname: Breakwell

Person role: Agent Declaration date: 25/07/2008 ☒ Declaration made

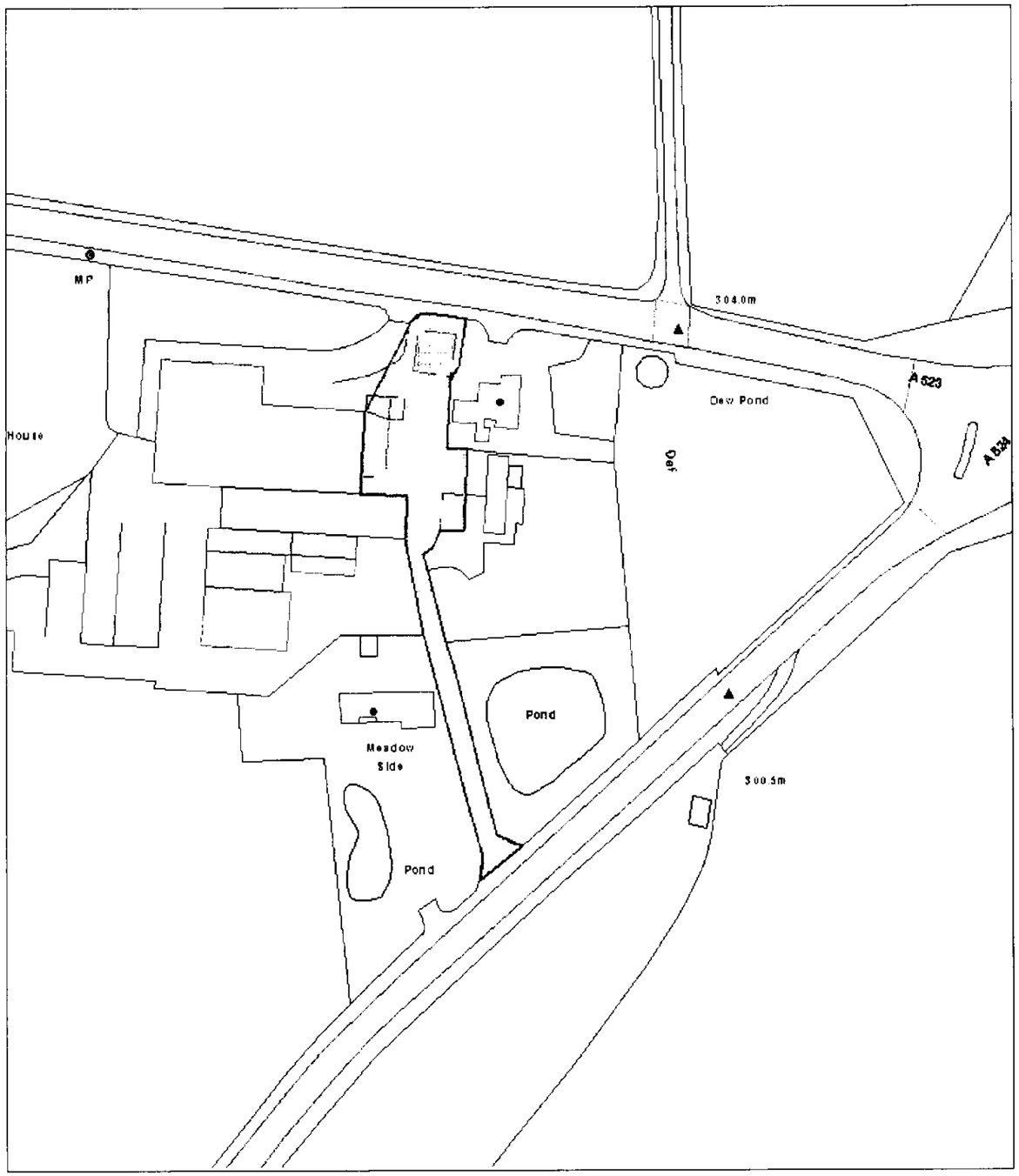
## 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 25/07/2008

08/01486 [illegible] JUL 2008 - S M O

| Reference: | 08/01486/FUL<br>Waterhouses |
|---|---|

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| | |
|---|---|
| **Organisation** | Not Set |
| **Department** | Not Set |
| **Description** | |

# DESIGN AND ACCESS STATEMENT

**PROPOSAL** : **Listed Building Consent for the conversion of outbuilding to ancillary residential use**
**ADDRESS** : **Calton Moor House Farm, Swinscoe**
**APPLICANT** : **Mr D Salt**
**DATE** : **July 2008** **JOB No.** : **2008-1559**

## DESIGN

**ASSESSMENT**
**Assessment Area**
The application proposes that Listed Building Consent be granted for the conversion of an outbuilding within the curtilage of a holiday cottage barn conversion to provide additional leisure/recreational facilities and covered car parking. It would appear that the application building was originally associated with the adjacent Caltonmoor House which is a Grade II Listed Building. The proposal will be clearly influenced by the character of the existing outbuilding, its setting and the nature of the character of the Listed Building.
**Physical**
The building is located in the north east corner of the curtilage of Calton Moor House Farm. It became separated from the Grade II Listed Building Caltmoor House both physically and in terms of ownership many years ago, although remains listed by historical association. It is a stone-built farm outbuilding with a pitched clay tiled roof. The building has an 'L' shaped plan with the 'elbow' accommodating an open-sided lean-to. The rear elevation is a solid stone wall, other than six small ventilation slits. Both the two side elevations are also stone walls, each with a single window at first floor. The front elevation is mainly open.
Other buildings nearby comprise dwellings or holiday cottages which are principally stone buildings with clay tiled roofs, and modern farm buildings of a sheeted frame construction.
**Planning Policy**
The Development Plan for the area is the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Given the nature of the proposal, the saved policies of the Local Plan will be most relevant. **Local Plan Policy B13** requires development proposals to demonstrate a good quality of design that takes account of the scale, character, design and materials of the building and its surrounding. **Policy B21** supports the conversion of rural buildings to other uses provided that they are suitable for conversion without significant alteration, extension or rebuilding. Paragraph 1.1 of **PPG 15 Planning and the Historic Environment** states that the physical survivals of our past are to be valued and protected for their own sake. Paragraph 2.16 stresses the desirability of preserving the setting of a listed building as this can often be an essential part of the building's character. Paragraph 3.5 sets down the issues that will generally be relevant to the consideration of all listed building consent applications. These include the importance of the building, its particular physical features, the building's setting and its contribution to the local scene, and the extent to which the proposed works would bring substantial benefits for the community. Paragraph 3.8 identifies that the best way of securing the upkeep of historic buildings and areas is to keep them in active use. Paragraph 3.13 states that many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses.

08/01486 LBC 31 JUL 2008 - SMD

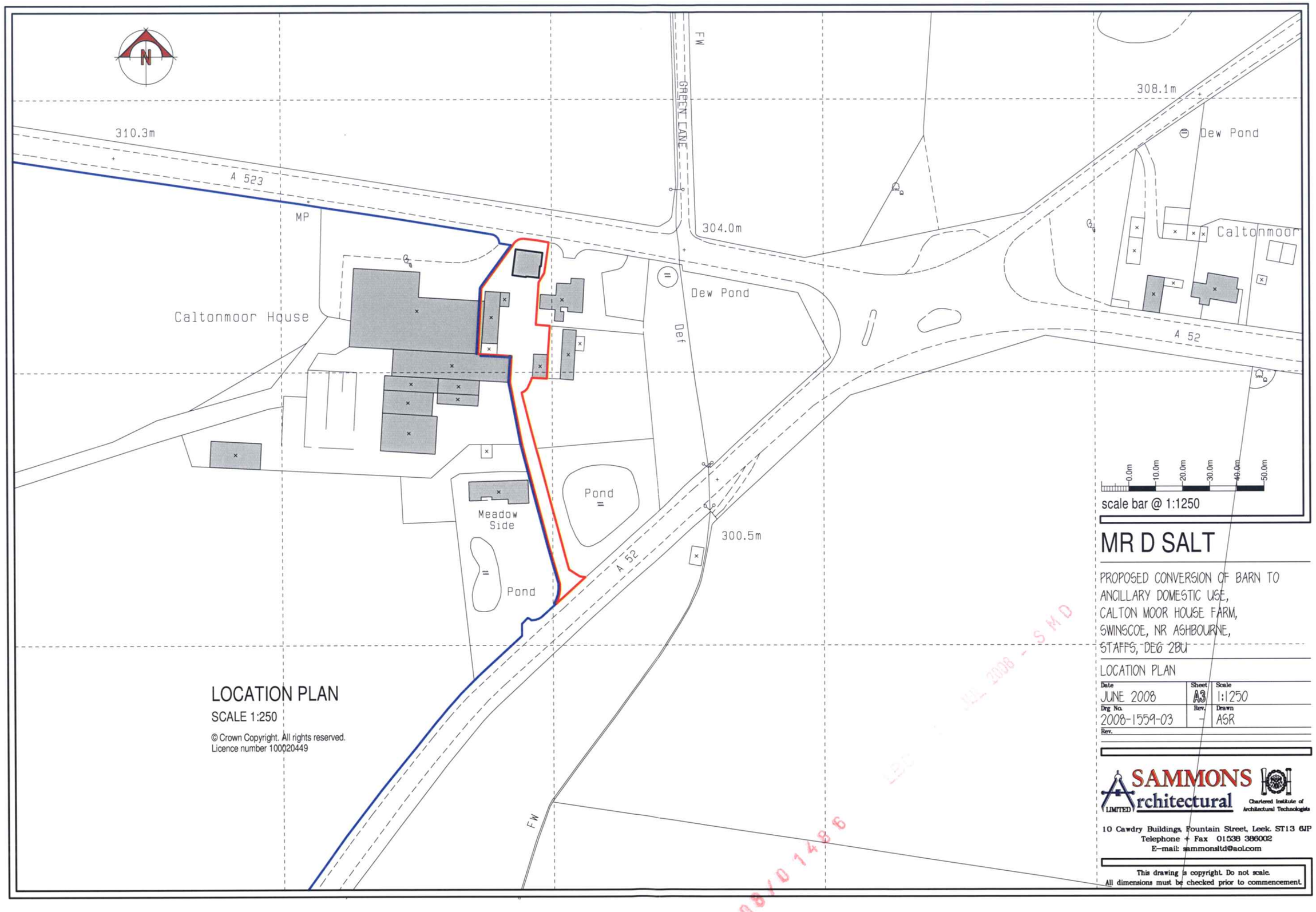
**INVOLVEMENT**
The proposal is informed by the character of the application building, it's setting. and the setting of the listed farmhouse.

**EVALUATION**
The nature of the changes to the building will be required to follow the Local Plan policies and guidance provided by PPG15. These combine to focus on the characteristics of the application building and an assessment of the proposed changes on this.
The application building is a former agricultural building with solid walls on the rear and side elevations and large openings on the front. The modern open lean-to harms the historic character of the building and should be removed. Changes to the elevations should be kept to a minimum to preserve the character and appearance of the building and the openings should be treated sensitively for the same reason.

**DESIGN**
**General.** It is considered that the rear wall is 'as built' and should not be altered. Both side walls each have an opening. To provide light to the interior of the building it is proposed to add a modest-sized window at ground floor immediately below an existing first floor window in the west elevation. This level of change is not considered to harm the character of the building.
The large openings in the front elevation are proposed to be mostly glazed to protect the character of the building. Where this elevation receives a non-glazed treatment, this is done with timber cladding to be in character with a former agricultural building.
The greatest area of change relates to the proposed single storey extension of the front of the building to accommodate a car. This has been designed as a lean-to to respect the character of the building and on the basis that it replaces a large modern metal framed lean-to, is considered to enhance the building.
The proposed alterations to the listed building are therefore considered to preserve its historic contribution.

**Use**
The application proposes the conversion of a listed farm outbuilding to a recreational building for the nearby holiday cottage.
**Amount**
The listed building has a footprint of about 96m².
**Layout**
The layout of the building has been designed to minimise the impact the proposal has on its character and the setting of the listed building. Only one additional opening is required to service the proposed use.
**Scale**
The scale of the listed building will remain unchanged.
**Landscaping**
Landscaping is proposed in the form an appropriate surface to the former farm courtyard.
**Appearance**
The character of the listed building will be enhanced by the removal of a dilapidated lean-to structure. In addition the character and appearance of the building as a simple farm outbuilding is not disturbed by the minimal changes proposed by the application.

## ACCESS
The listed building application raises no new highway/ access issues.




# LOCATION PLAN

SCALE 1:250

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# MR D SALT

PROPOSED CONVERSION OF BARN TO ANCILLARY DOMESTIC USE,
CALTON MOOR HOUSE FARM,
SWINSCOE, NR ASHBOURNE,
STAFFS, DE6 2BU

LOCATION PLAN

| Date | Sheet | Scale |
|---|---|---|
| JUNE 2008 | A3 | 1:1250 |
| Drg No. | Rev. | Drawn |
| 2008-1559-03 | - | ASR |

Rev.

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

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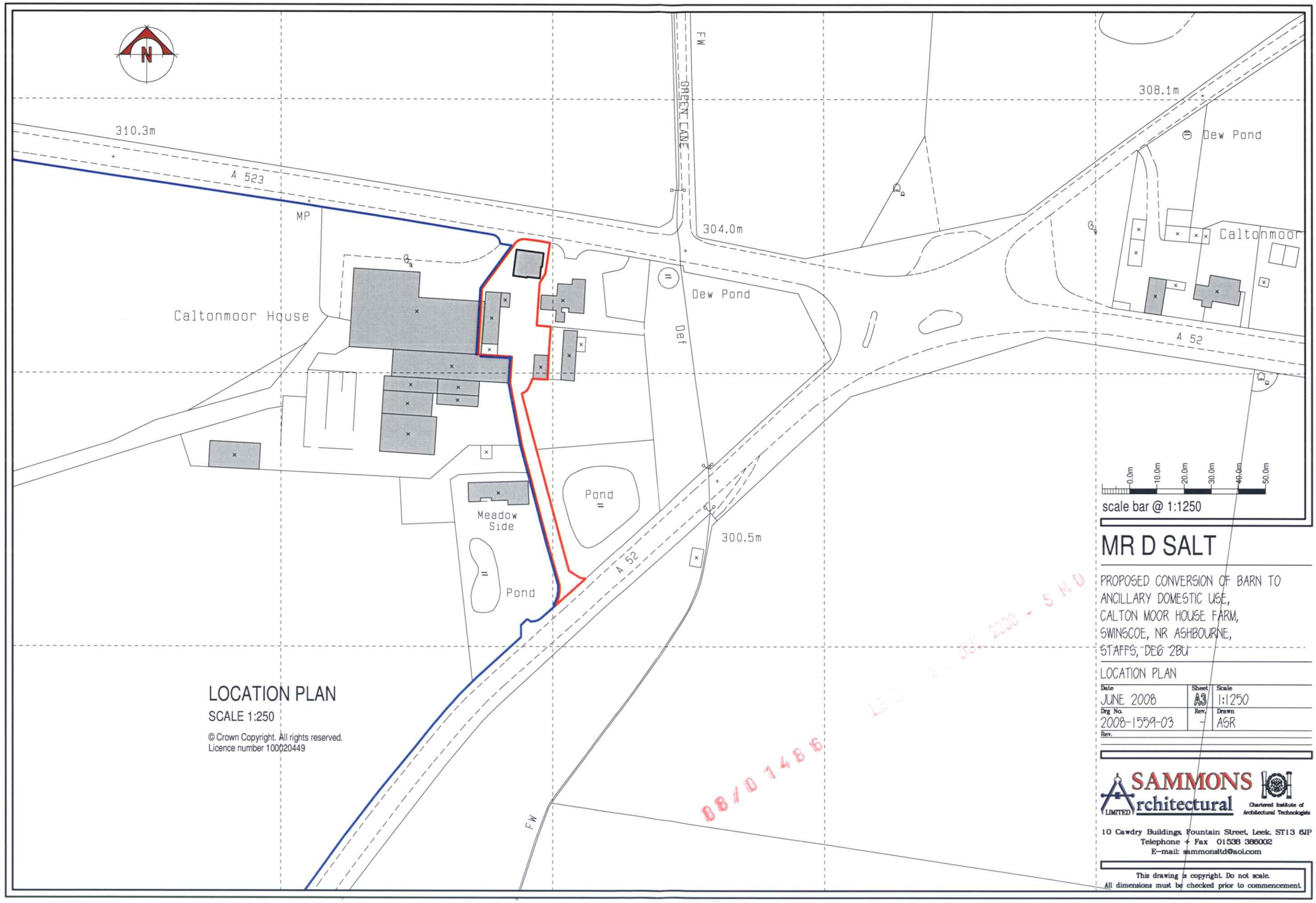
08/01486 - SMD




LOCATION PLAN

SCALE 1:250

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08/01486

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PROPOSED CONVERSION OF BARN TO ANCILLARY DOMESTIC USE,
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| Date | Sheet | Scale |
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| JUNE 2008 | A3 | 1:1250 |
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Rev.

SAMMONS Architectural LIMITED
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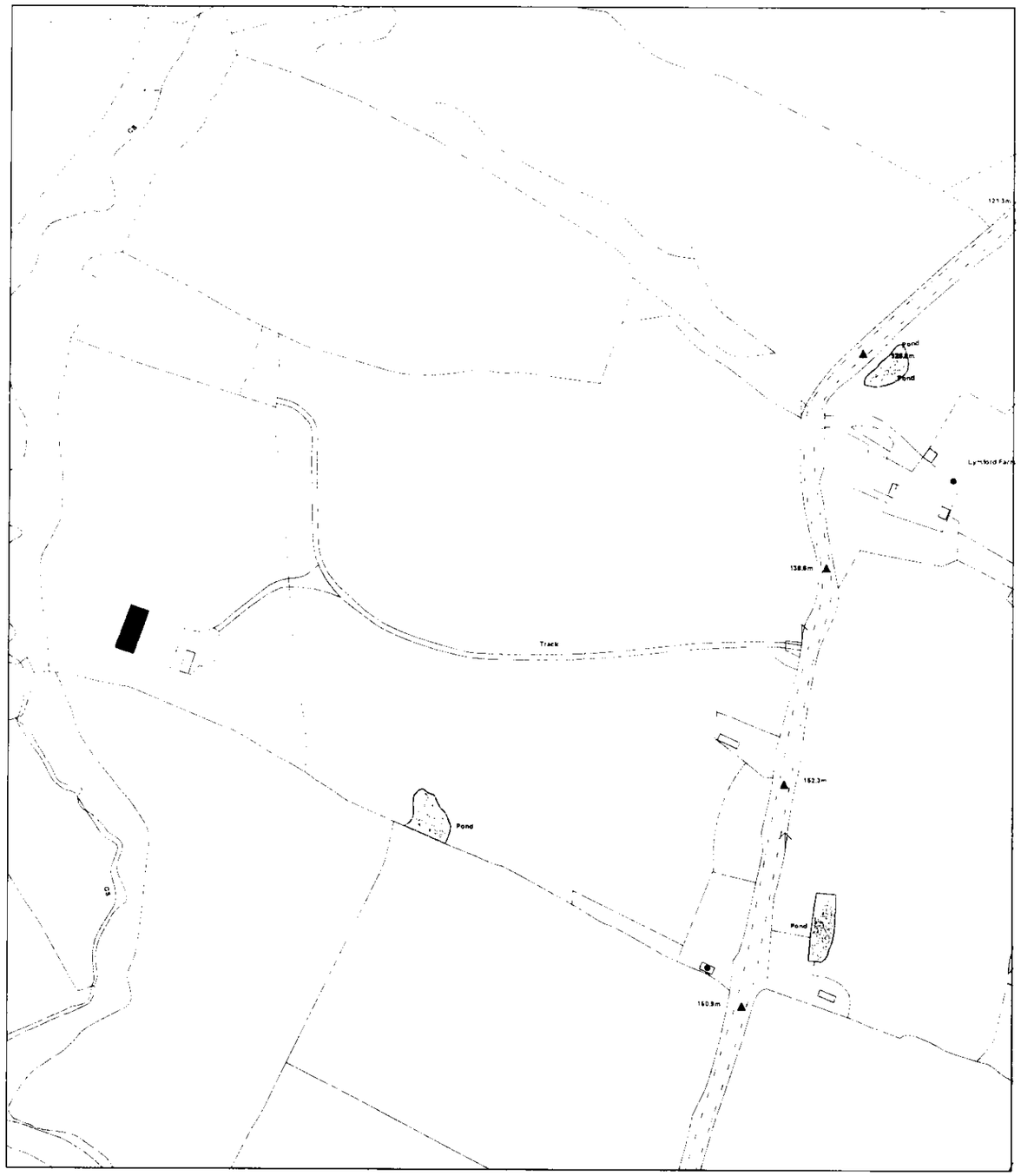
| Reference: | 08/01500/PNOT_1<br>Cloudside |
|---|---|

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|---|---|
| **Organisation** | SMDC |
| **Department** | PLANNING |
| **Description** | Not Set |