PART ONE

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

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

09/00354/LBC

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: | First name: | Surname:

Company name: Taspa Sound and Light Engineering Ltd

Street address: The Maude Institute
Clerk Bank

Town/City: Leek
County: Staffordshire Moorlands
Country:
Postcode: ST13

	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: | First Name: Sammons Architectural Ltd | Surname: .

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: United Kingdom
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):

Installation of UPVC windows on interior elevation of all window openings

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

4. Site Address Details

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

House: 0 Suffix:

House name:

Street address: The Maude Institute

Clerk Bank

Town/City: Leek

County: Staffordshire Moorlands

Postcode: ST13

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

Easting: 398196

Northing: 356628

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ○ Yes ◉ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: C Surname: Drage

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

No support given

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):

Windows - add description

Description of *existing* materials and finishes:

Existing exterior windows are timber

Description of *proposed* materials and finishes:

Existing timber windows to be retained. Additional UPVC windows to be installed on interior face of existing window openings

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:

Drawings 2009.1636.01 and 02, and D&AS

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):

null

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

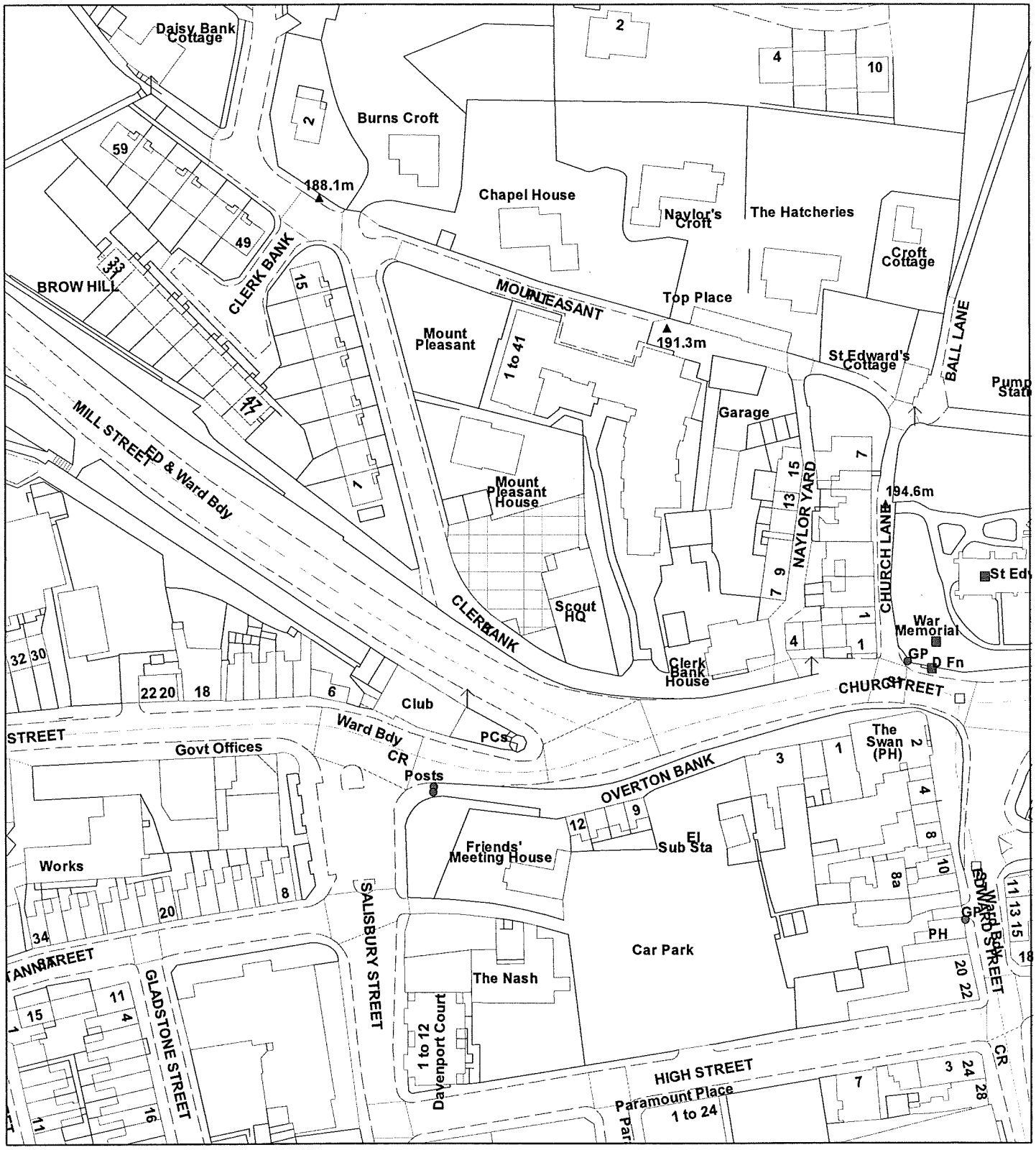
Person role: Agent Declaration date: 09/04/2009 ☒ Declaration made

16. Declaration

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

Date 09/04/2009

Reference:	09/00357/LBC Leek



Date	23 April 2009
Organisation	Not Set
Department	Not Set
Comments	

Scale : 1:1250

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DESIGN AND ACCESS STATEMENT

PROPOSAL : **Proposed installation of UPVC windows on interior face of window openings**

ADDRESS : **Maude Institute, Clerk Bank, Leek**

APPLICANT : **Taspa Sound and Light Engineering Ltd**

DATE : **April 2009** **JOB No.** : **2009.1636**

DESIGN

ASSESSMENT

Assessment Area

The application proposes the installation of UPVC double glazed units on the interior face of some of the existing window openings. The site lies within a small group of existing or former religious/community buildings on the fringes of the town centre and within the Leek Conservation Area. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the Maude Institute and its closest neighbouring buildings.

Physical

The application building and neighbouring buildings are located on elevated land on the north side of the A523. Buildings within the Assessment Area consist of two and three storeys, generally 18th, 19th and early 20th Century mainly former religious or community buildings, some of which have been converted into other uses.

The application building is a Grade II Listed Building. It is a Victorian two storey building with later additions and constructed with a dark red brick with stone quoins and details over the windows. The roof is hipped on all sides and tiled. There are two rows of two windows in the front and three (two at ground floor and one at first floor) in the (original) front and east elevations. All four front windows are multi-paned. At ground floor there are 48 panes per window with the upper row having pointed tops. The upper windows have 12 panes, again with the upper row having pointed tops. The side windows reflect this pattern. Windows in the 'newer' parts of the building are varied in their size and design.

The adjoining building is used as a Scout Headquarters but was formerly a Church Grammar School. It is older than the application building and has been built of stone on the ground floor with a dark red brick above. To the east of this is Clerk Bank House, a three storey office building. To the rear of the application building is Mount House and Mount Pleasant, a modern two storey brick building used as sheltered accommodation.

Planning Policy

The Development Plan for the area comprises the Staffordshire and Stoke on Trent Conservation Area and the Staffordshire Moorlands Local Plan. The **Local Plan** shows the premises located within the Leek Conservation Area. There are no 'saved' Conservation Area and Listed Building Local Plan policies. Policy B13 encourages good quality design in proposals.

Paragraph 3.2 of **PPG15 Planning and the Historic Environment** confirms that listed building consent is required for all works, both external and internal, that would affect a building's special interest. Paragraph 3.3 states that local planning authorities should 'have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses'. Paragraph 3.4 states that applicants for listed building consent must be able to justify their proposals, and that if the works would affect the character of a listed building, they must show why these are desirable or necessary.
Paragraphs 4.19 and 4.20 confirm that planning decisions in respect of development proposed to be carried out in Conservation Areas must give high priority to preserving or enhancing the character or appearance of the area.

EVALUATION AND DESIGN

Planning policy guides the proposed scheme towards one that avoids changes to the historic quality and character of the building, and seeks to enhance the character of the Conservation Area.
The application proposes applying a higher grade of insulation to the highest number of windows in the building. In recognition of the listed status of the building, the installation of double glazing has been limited to all elevations in the non-original parts of the building. The four windows in the front elevation and the three in the east elevation are to remain unchanged. In the knowledge that conservation policies are likely to prevent the replacement of existing windows with double glazed units, the application proposes the provision of additional insulation to all other windows by the installation of double glazed units to the inside of openings in the later additions to the Listed Building.
The application therefore protects the interests of the Listed Building by maintaining it in its current condition. It only proposes alterations to the non-original part of the building and it does this in a sustainable way by maintaining the existing windows on the external face of the building and applying the double glazed units on the inner face of the window openings.
The proposal is therefore considered to maintain the integrity of the Listed Building and proposes a fixture that can be removed at a later date without harming the character of the building.