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

08/01041/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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: JCM Estates

Street address: Yorke House
Furlong Lane
Burslem
Town/City: Stoke on Trent
County: Staffs
Country:
Postcode: ST6 3LF

	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: sammonsltddavidb@aol.com

3. Description of Proposed Works

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

Conversion of barn to two dwellings

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: Barn at Felthouse Farm

Street address:

Town/City: Cheddleton

County: Staffordshire Moorlands

Postcode: ST13 7BG

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

Easting: 397846

Northing: 350707

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:

Parallel planning application

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:

Coursed stone walls with smooth natural stone quions, cills, headers and parapet walls to gables

Description of *proposed* materials and finishes:

No change other than to replace missing parapet stones

Roof covering- add description

Description of *existing* materials and finishes:

Plain clay tile

Description of *proposed* materials and finishes:

Retain existing. Where necessary replace damaged/worn tiles with plain clay tiles

Windows - add description

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Replacement timber

Floors - add description

Description of *existing* materials and finishes:

Concrete

Description of *proposed* materials and finishes:

Relaid concrete

Rainwater goods - add description

Description of *existing* materials and finishes:

Where it exists, grey plastic

Description of *proposed* materials and finishes:

Black plastic

9. Materials (continued)

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:

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:

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 walls, 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: 22/05/2008 ☒ 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 22/05/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Conversion of former agricultural barn to form two dwellings, construction of car parking spaces and provision of gardens**
ADDRESS : **Felthouse Farm barn, Cheddleton**
APPLICANT : **JMC Estates**
DATE : **May 2008** **JOB No.** : **2008-1533**

DESIGN

ASSESSMENT

Assessment Area

The application proposes residential development through the conversion of an existing redundant farm building. The application building is a Listed Building. The elements that are likely to influence the proposal comprise the application building and the neighbouring Listed Felthouse Farm.

Physical

The application building is a two storey sandstone building with a later single storey brick addition. Its stone walls are coursed with smooth large stone quoins blocks and smooth parapet coping stones at each gable end, and cills and headers to openings. The front elevation includes slit ventilation holes at first floor. The roof is plain tiles. There is a modern concrete block walled extension on the rear elevation with a corrugated fibre sheet roof. The original farmhouse which is about 40m to the south is also Grade II listed. Other buildings on the site comprise modern steel framed and metal sheet clad agricultural buildings.

Planning Policy

The Development Plan for the area consists of the **Staffordshire and Stoke on Trent Structure Plan** and the **Staffordshire Moorlands Local Plan**. There are no 'saved policies' in the Local Plan relevant to the Listed Building considerations of this proposal. Non-Listed Building planning policies are referred to in the parallel planning application.

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.

EVALUATION

The listed status of this building requires that proposals will not harm its architectural and historic qualities. Its qualities comprise its simple form and detailing. The proposed development is therefore required to respect this quality.

DESIGN

General Design

Other than the removal of the modern barn against the rear elevation of the listed barn, the application to convert it into a residential use introduces minimum alterations to the building. Repairs are proposed to the rear where demolition scars may be uncovered. No further

demolition or additions are proposed. All existing openings are proposed to be retained and no new openings are proposed. Existing timber window frames and doors and doorframe are either decayed or missing. All new openings are to received new timber doors or windows to a design indicated on the drawings. Where stone parapet coping has disappeared, this would be reinstated. There are no existing interior walls. New interior walls would be introduced to provide modern living accommodation.

It is considered that the proposal would retain the simple form and detailing of the former agricultural building and would therefore comply with planning policy. In addition the repairs carried out as part of this proposal will provide for its long-term future.