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

S.M.D.C.
C.P.U.
16 JUL 2008

ACK	PASSED TO	FILE

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 websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

08/00589/LBC 16 JUL 2008 - S.M.D.C.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	DANIEL THWAITES PLC
Unit:	
House number:	
House suffix:	
House name:	PO BOX 50, STAR BREWERY
Address 1:	BLACKBURN
Address 2:	
Address 3:	
Town:	BLACKBURN
County:	LANCASHIRE
Country:	ENGLAND
Postcode:	BB1 5BL

2. Agent Name and Address

Title:	MR
First name:	IAN
Last name:	MURRAY
Company (optional):	IMD & ASSOCIATES LTD
Unit:	1
House number:	
House suffix:	
House name:	SENTINAL COURT
Address 1:	WILKINSON WAY
Address 2:	
Address 3:	
Town:	BLACKBURN
County:	LANCASHIRE
Country:	ENGLAND
Postcode:	BB1 2EH

3. Description of Proposed Work

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

NEW COVERED SHELTER WITH MATCHING TILED ROOF, MATCHING CAST BALUSTRADE & STAINED TIMBER POSTS.

3. Description of Proposed Work (continued)

Has the work already started without consent? Yes ☑ No

If Yes, please state when the work was started (DD/MM/YYYY)

(date must be pre-application submission)

Has the work been completed without consent? ☐ Yes ☑ No

If Yes, please state the date when the work was completed (DD/MM/YYYY)

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: THE [illegible]

Address 1: CHEADLE ROAD

Address 2:

Address 3:

Town: [illegible]

County: STAFFORDSHIRE

Postcode (optional): [illegible]

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

Easting: Northing:

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:

Description	Reference number
[illegible]	[illegible]

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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: LISA COLCLOUGH

Reference:

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

Details of pre-application advice received?

ADVICE ON HOW TO MAKE THE PROPOSAL MORE SUITABLE AS THE DESIGN TO SUIT THE TRADITIONAL BUILDING & LOCATION

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls			☐	☐
Roof covering			☐	☐
Chimney			☐	☐
Windows			☐	☐
External doors			☐	☐
Ceilings			☐	☐
Internal walls			☐	☐
Floors			☐	☐
Internal doors			☐	☐
Rainwater goods			☐	☐
Boundary treatments (e.g. fences, walls)	CAST BALUSTRADE	CAST BALUSTRADE	☐	☐
Vehicle access and hard standing			☐	☐
Lighting			☐	☐
Others (add description)		STAINED TIMBER POSTS	☐	☐

Are you supplying additional information on submitted drawings or plans? ☑ Yes ☐ No

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

[illegible]

10. Demolition

Does the proposal include the partial or total demolition of a listed building? ___ Yes ✓ No

If Yes, which of the following does the proposal involve

a) Total demolition of the listed building: ___ Yes ___ No

b) Demolition of a building within the curtilage of the listed building ___ Yes ___ No

c) Demolition of a part of the listed building: ___ Yes ___ No

If the answer to c) is Yes:

i) What is the total volume of the listed building? (cubic metres)

ii) What is the volume of the part to be demolished? (cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

11. Listed Building Alterations

Do the proposed works include alterations to a listed building: ___ Yes ✓ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ___ Yes ___ No

b) Works to the exterior of the building? ___ Yes ___ No

c) Works to any structure or object fixed to the property or buildings within its curtilage internally or externally? ___ Yes ___ No

d) 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, 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):

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

Grade I	___	Ecclesiastical Grade I	___
Grade II*	___	Ecclesiastical Grade II*	___
Grade II	✓	Ecclesiastical Grade II	___
		Don't know	___

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

___ Yes ___ No ✓ Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☑

The original and 3 copies of a design and access statement ☑

16. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): (date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

19. 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)* ☐ Agent ☐ Applicant ☑ Other (if different from the agent/applicant details)

If Other has been selected, please provide:

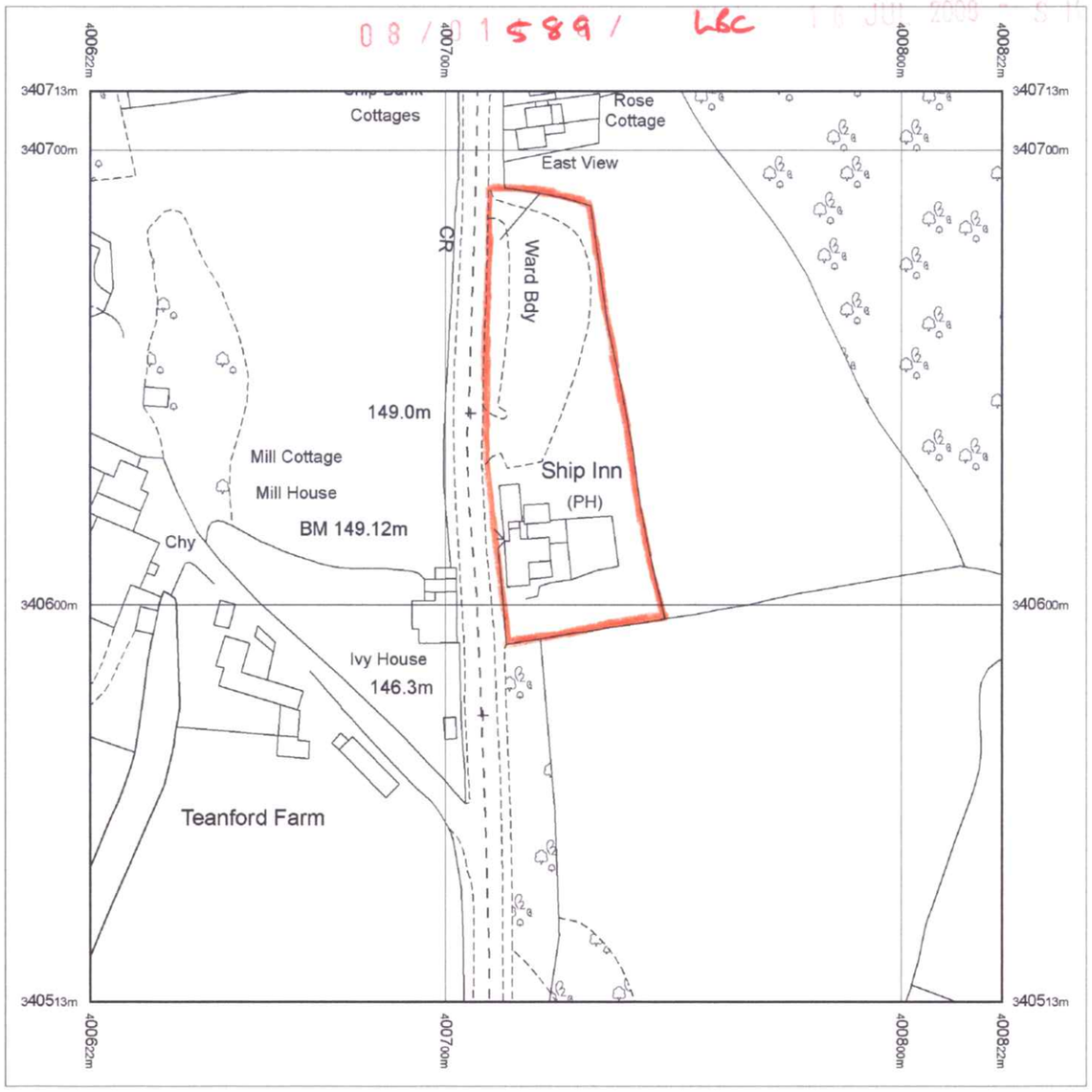
Contact name:

Telephone number:

Email address:

OS Sitemap™

08/01589/LBC



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Blackwells**
Serial number: 00606200
Centre coordinates: 400722 340613

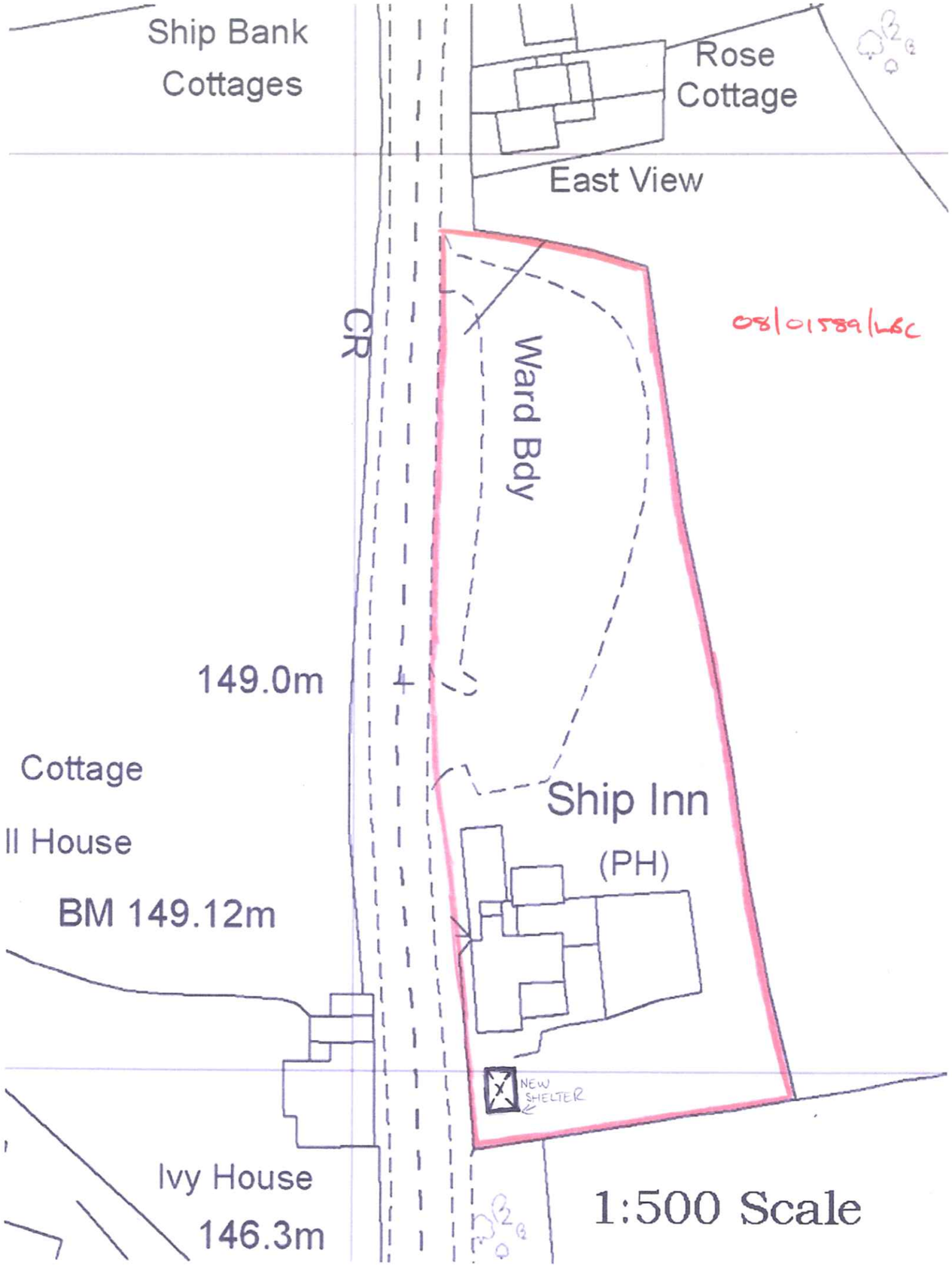
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

The Ship Inn

Cheadle Road

Upper Tean

ST10 4ES


Ship Bank
Cottages
Rose
Cottage
East View
CR
Ward Bdy
08/01589/LBC
149.0m
Cottage
ll House
BM 149.12m
Ship Inn
(PH)
NEW
SHELTER
Ivy House
146.3m
1:500 Scale

Design & Access Statement in Support of Planning Application

Project:-

The Ship Inn

08/01589/LBC

Situated at:-
Cheadle Road,
Teanford,
ST10 4ES

Rev 'A'
Date: July 2008

The Ship Inn is a traditional licensed premises, fronting onto Cheadle Road, Teanford. The largely painted render finished building also contains painted quoins, window/door jambs, heads and cills to the frontage. There is an existing external drinking area to the side of the building that contains external furniture. Roof tiles are a mixture of traditional pantiles and natural clay.

There is a need in the licensed trade generally to provide external facilities, which are partially covered from the elements. The proposals serve to address this situation, with the introduction of new covered shelter within the existing external drinking area to the side of the main building. The shelter will measure 3.6 x 2.5m, and 2.4m from ground to fascia.

Materials proposed are 150mm sq stained timber posts 172 sq plinths and matching cast balustrade as indicated on accompanying plans. New roof tiles are to match those on the existing main building.

Further to the previous refusal (Application No 07/01333/FUL) and following advice from Lisa Goldstraw of the Planning office, the design and siting has been revised to accommodate the following:-

a) The roof overhang is increased to resemble the main licensed building.
b) Support posts are of a larger section.
c) Waney edge boarding has been omitted
d) The shelter is re-sited to allow a clearer view of the existing licensed building gable and to sit more comfortably on the site.
e) Construction of the shelter is of a more substantial nature.
f) Balustrade to match the existing has been included to more adequately match up to the existing balustrade which presently runs throughout the length of the frontage.
g) The shelter is designed to be more suitable in its design to suit this traditional building and location.

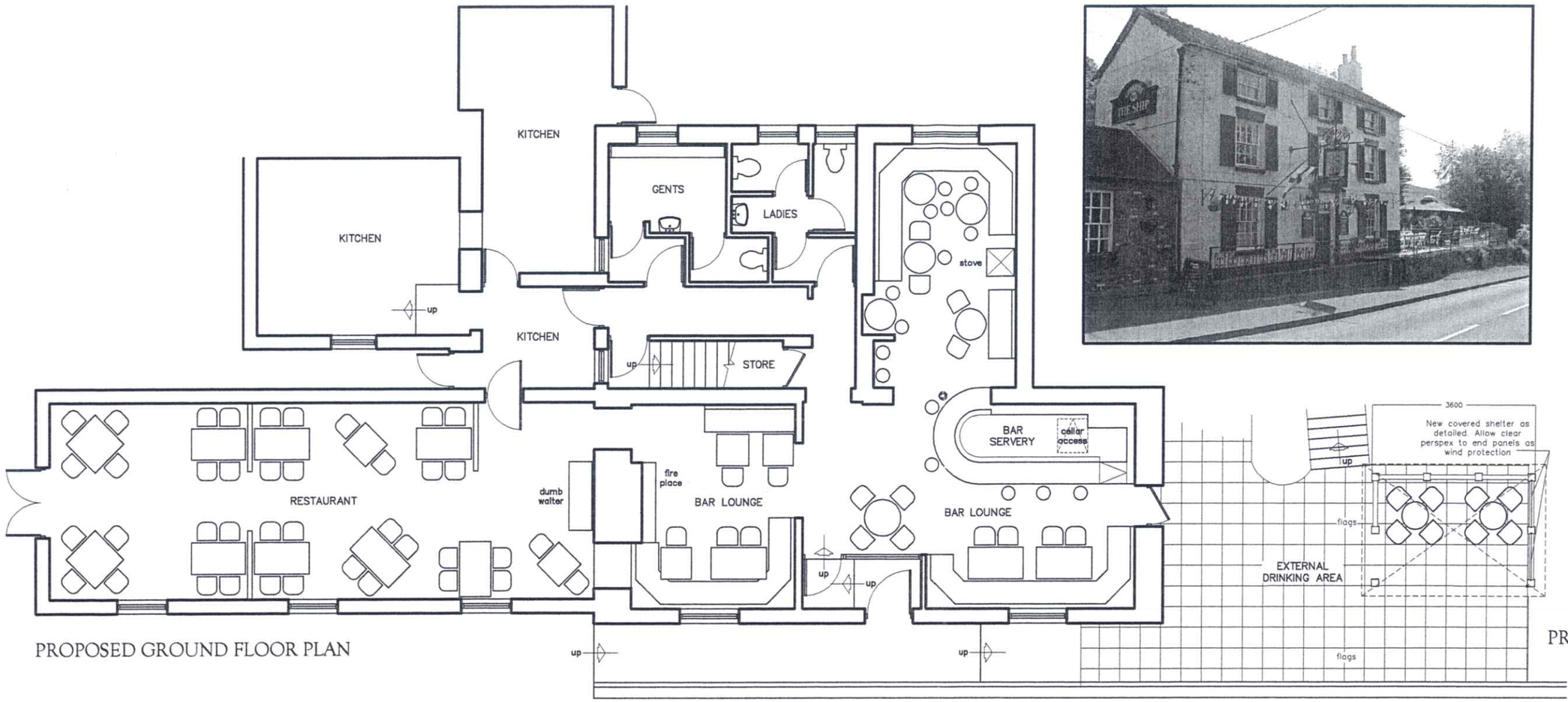
Basically, our general justification for the proposals can be outlined as follows:-

1) There is a clear evidence of the need extend the range and quality of service that customers in the locality demand.

2) The proposals are designed to impose minimum impact upon the existing building using matching detailing and use of more complimentary external materials, colours and finishes.

3) There is a clear need to ensure that our older buildings are maintained and used to meet modern needs, to their full potential. These proposals seek to provide a sensitive design to gain maximum utility, and serve the local community.

To conclude, we believe that the above justification highlights circumstances relating to the need to improve the existing building. The proposals serve to address this situation to provide a benefit to the owner, a general improvement of the appearance and use of the building and corresponding impact upon this traditional building.



PROPOSED GROUND FLOOR PLAN

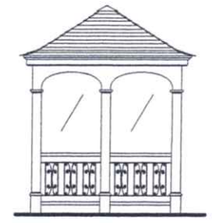
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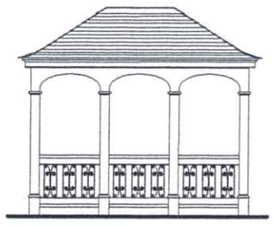
Contractors are to check all sizes and dimensions before setting out any site or shopwork. Any errors or discrepancies to be reported to the designer.

Do not scale off this drawing.

REVISIONS	DATE
Rev A – Design and location of covered area revised following comments from planning authority – See Design Statement	JUL 08
Rev B – 2no further elevations added as requested by planning authority	AUG 08
Rev C – Post locations on elevation revised to concur with posts on plan	AUG 08

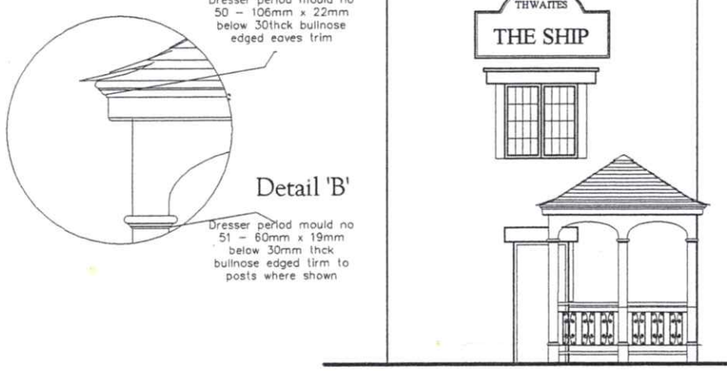


PROPOSED SIDE ELEVATION

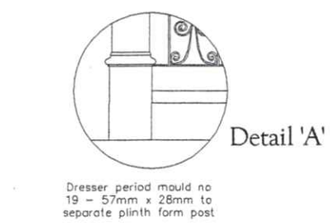


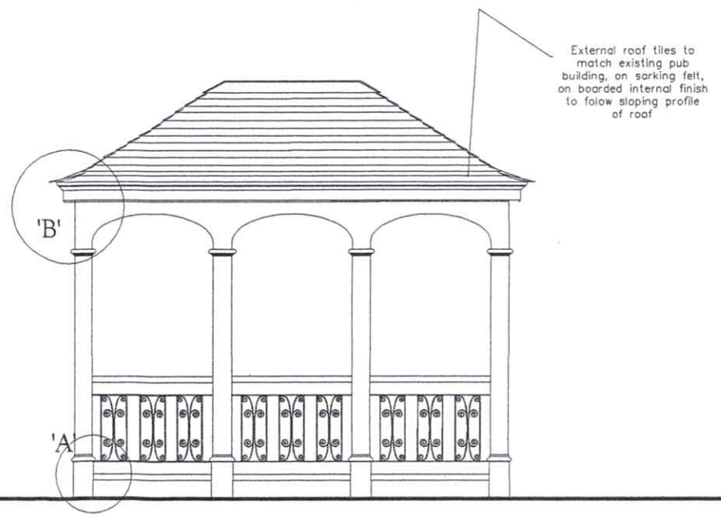
PROPOSED REAR ELEVATION

08/01589/LBC



PROPOSED SIDE ELEVATION





PROPOSED SHELTER DETAIL (1:50)

DWG. DESCRIPTION
Proposed Ground Floor Plan & Elevations

JOB TITLE
Ship Inn
Cheadle Road
Teanford, ST10 4ES

CLIENT
Daniel Thwaites Plc

DWG. BY	SCALE	1:100/1:50 @ A3
DATE	DWG. No	REV.
Oct 2007	430.03	C

Imd and Associates Ltd
1 Sentinal Court, Wilkinson Way
Off Haslingden Road
Blackburn, Lancashire
BB1 2EH
Tel: 01254 696989 Mobile: 07887542232
Fax: 01254 689880 Email: info@imd-ltd.com

NOTES

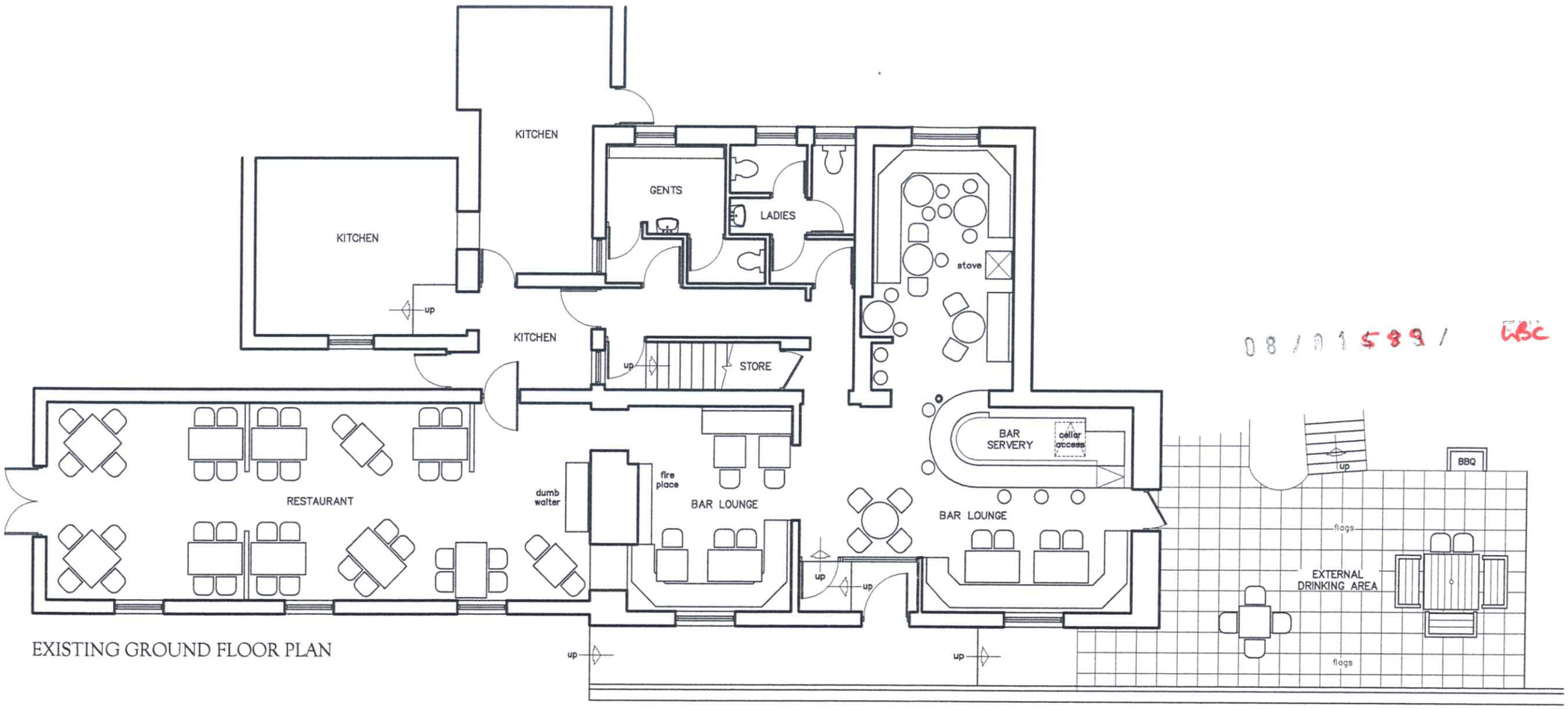
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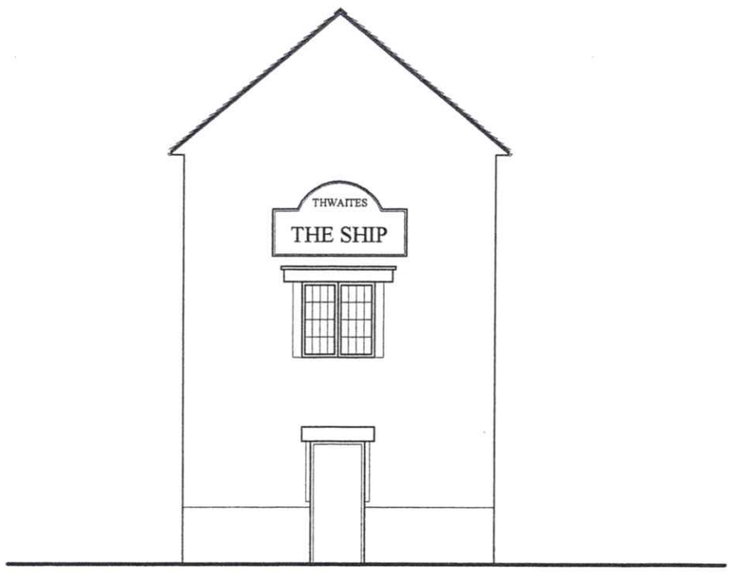
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REVISIONS DATE

08/01589/ FBC 16 JUL 2008 - SMD



EXISTING GROUND FLOOR PLAN



EXISTING SIDE ELEVATION

DWG. DESCRIPTION
Existing Ground Floor Plan & Elevation

JOB TITLE
Ship Inn
Cheadle Road
Teanford, ST10 4ES

CLIENT
Daniel Thwaites Plc

DWG. BY	SCALE 1:100	
DATE	DWG. No	REV.
Oct 2007	430.02	

Imd
and Associates Ltd
1 Sentinal Court, Wilkinson Way
Off Haslingden Road
Blackburn, Lancashire
BB1 2EH
Tel: 01254 696989 Mobile: 07887542232
Fax: 01254 689880 Email: info@imd-ltd.com