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 conservation area consent for demolition in a conservation area. 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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Mrs | First name: A | Surname: Gould

Company name:

Street address: c/o 14 Bath Street

Town/City: Leek

County: Staffordshire Moorlands

Country:

Postcode: ST13 6JH

	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 the Proposal

Please describe the proposed works:

Demolition of single storey rear extension

Has the work already started? ( ) Yes (•) No

08/01590 CON 21 AUG 2008 - SMDC

4. Site Address Details

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

House: 14 Suffix:

House name:

Street address: Bath Street

Town/City: Leek

County: Staffordshire Moorlands

Postcode: ST13 6JH

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

Easting: 398642

Northing: 356587

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 replacement extension

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. Explanation for Proposed Demolition Work

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

The extension is not part of the historic quality of the building and does not make a positive contribution to the Conservation Area

10. 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

11. 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: 21/08/2008 ☒ Declaration made

12. Declaration

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

Date: 21/08/2008

Reference:	08/01590/CONSER Leek



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Description	

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Rear extension to shop**

ADDRESS : **14, Bath Street, Leek**

APPLICANT : **Mrs Gould**

DATE : **August 2008** **JOB No.** : **2008-1577**

DESIGN

08/01590 21/10/2008 - SMDC

ASSESSMENT

Assessment Area

The premises are located in a town centre location. Bath Street is a secondary shopping frontage in the Leek Conservation Area. The premises are currently used as a hairdressers and are at the southern end of a terrace of four properties (the other three being dwellings) midway along Bath Street. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the premises within this group of buildings and other buildngs nearby.

Physical

The physical characteristics of the Assessment Area consist of small, two storey, 19th Century dwellings with No. 14 having been converted into a shop. The terrace is constructed of red brick with a plain tiled roof, although the application building has been rendered on the upper floor of the front elevation, and on the whole of the gable. At the rear there are existing small single storey additions, the larger part of which is brick with a slate roof, the smaller part being painted brick with a translucent plastic lean-to roof. To the south of the application site is a private car park.

The neighbouring buildings along Bath Street are two storey terraced houses of a similar age to the application building. There is a small group of shops at the southern end of Bath Street.

Economic

The application premises are on the periphery of the town's shopping centre. It is important that the town centre retains its vitality through appropriate investment in existing commercial enterprises.

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 a Town Centre Shopping Street and therefore subject to Policy S7 which seeks to retain retail frontages. Paragraphs 4.19 and 4.20 of PPG15 Planning and the Historic Environment confirms 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. It also states that the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

EVALUATION

The application proposes the demolition of the existing rear additions and their replacement with a larger single storey extension. The existing additions are considered to have little historic or architectural merit. The rear elevation of the application building against which the extension is proposed is scarred and is also not of historic or architectural interest.

Planning policy guides the proposed scheme towards one that includes historic detailing. It is proposed to provide a dentil course of brick detailing at the eaves of the proposed extension to match the existing building.

DESIGN

Use

The proposal will be used for retail purposes as an extension to the existing shop.

Amount

The proposal provides an extension of 24 sq.m. although about 12 sq m. of existing building is proposed to be demolished resulting in an overall increase of about 12 sq.m..

Layout

The proposed extension is proposed on the rear of the building.

Scale

The application proposes a single storey building inkeeping with other single storey rear additions within the terrace.

Landscaping

Given the restricted nature of the site and its urban setting, no landscaping is proposed.

Appearance

It is considered that the scale, design and materials of the proposed scheme comply with conservation policy by resulting in a positive contribution to the character and appearance of the application building and enhancing the Leek Conservation Area.

ACCESS

VEHICULAR AND TRANSPORT LINKS

These are not affected by the proposal.

INCLUSIVE ACCESS

Floor levels at the existing shop will follow through to the proposed extension and will provide suitable access for less abled people.