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 approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Whittaker
Company name:					
Street address:	1, Clerk Bank				
			Telephone number:		
			Mobile number:		
Town/City:	LEEK		Fax number:		
Country:			Email address:		
Postcode:	ST13 5HE				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Dukesell
Company name:	DBD Architectural Consultancy Ltd				
Street address:	50 Broad Street				
			Telephone number:		01538383118
			Mobile number:		07773079559
Town/City:	Leek		Fax number:		
Country:			Email address:		
Postcode:	ST13 5NS				andrewd@dbdconsultants.co.uk

3. Site Address Details

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

House: 1 Suffix:

House name:

Street address: Clerk Bank

Town/City: LEEK

Postcode: ST13 5HE

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

Easting: 398257

Northing: 356617

Description:

4. 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: Mrs First name: Gill Surname: Baylis

Reference:

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

Details of the pre-application advice received:

Ongoing dialogue with the applicant

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Proposed change of use of ground floor and basement retial/office accommodation (A2 class) to single residential dwelling, alterations to elevations including new iron railings to front elevation

Application reference number: SMD/2015/0811 Date of decision: 17/02/2016

Please state the condition number(s) to which this application relates:
Condition number(s):

3. Full joinery details of the proposed replacement windows in the existing shop front window openings shall be submitted to and approved in writing by the local planning authority before they are installed. The required details shall be to a scale of 1:5 or 1:10 and include details of the fascia, pilasters, glazing bars, cills, opening mechanism and any other architectural features. The proposed works shall be carried out in accordance with the approved details.

4. Notwithstanding the information shown on the submitted drawings, all new or replacement windows to the basement and upper floors shall be of a single-glazed sash style. Full joinery details of the new windows (which shall include sections in the openings) to a scale of 1:5 or 1:10 shall be submitted to and approved in writing by the local planning authority prior to their installation. The proposed works shall be carried out in accordance with the approved details.

5. Full joinery details of the proposed new doors including finishes shall be submitted to and approved in writing by the local planning authority before they are installed, and the proposed works shall be carried out in accordance with the approved details.

6. A fully detailed specification of the proposed iron railings shall be submitted to and approved in writing by the local planning authority before they are installed. The required details shall be to a scale of 1:5 or 1:10 and the proposed works shall be carried out in accordance with the approved details and shall be given a black painted finish.

5. Description of the Proposal

7. Details of any vents, cowls or ducts to be fitted to any external surface shall be submitted to and approved in writing by the local planning authority before they are installed. The required details shall be to a scale of not less than 1:5 and shall be accompanied by elevations of the building showing installation locations. The proposed works shall be carried out in accordance with the approved details.

9. Development shall not commence until a site-specific scheme for protecting the proposed residential units from external noise, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and be designed to achieve noise levels of less than 35 dB LAeq in bedrooms and less than 40 dBLAeq in living areas. The approved scheme shall be implemented before either of the proposed dwellings is first occupied.

Has the development already started? (•) Yes ( ) No If Yes, please state when the development was started: 01/10/2015

Has the development been completed? ( ) Yes (•) No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Please see separately submitted document: Description of conditions submitted for approval

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ( ) Yes (•) No

8. 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

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. [x] Date 09/05/2016