Burnett, James

From: Planning (SMDC)
Subject: FW: 2016/0688 687

From: Bayliss, Gillian
Sent: 05 December 2016 15:11
To: Ollerenshaw, Mark
Subject: 2016/0688 687

Hi Mark,
Stafford Arms, Bagnall
Listed Building and Bagnall Conservation Area

I have has some informal pre-app on this one.

The application submitted is as discussed. The applicant is proposing the extension of the dining area (the rear of which is already and extension) and to construct a new stone and tile wing with sliding, folding doors. A seating area bounded by a stone wall will be provided to the front to separate it from the car park. In addition a concrete sectional garage is to replace an existing one to the side and a new panelled fence is proposed.

The garage and fence is not adequately detailed in the application and further information is sought (appearance, roof materials, post materials for fence).

In principle I cannot see that there will be an objection to the garage as it has been there for many years and the footprint is no closer to the Listed Building and ridge largely the same.

No objections subject to further information on garage and fence.

Condition facing materials (including stone block size, coursing and pointing), eaves and verge details, details of windows, doors and rooflights, detail of stone wall/planter

Thanks

Gill Bayliss
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Staffordshire Moorlands District Council & High Peak Borough Council
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Please note that my working days are Monday-Thursday

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