

Application for Planning Permission.
Town and Country Planning 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:	Matt	Surname:	Berger
Company name:	MNB Properties				
Street address:	4th Floor				
	2 Angel Square				
Telephone number:					
Mobile number:					
Town/City:	London				
Fax number:					
Country:					
Email address:					
Postcode:	EC1V 1NY				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Ms	First Name:	Beverley	Surname:	Poole
Company name:	bpArchitecture Ltd				
Street address:	93 High Street				
	Biddulph				
Telephone number:	01782515555				
Mobile number:					
Town/City:	Stoke on Trent				
Fax number:					
Country:					
Email address:					
Postcode:	ST8 6AB				
	web-enquiries@bparchitecture.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

- Existing ground floor retail unit (former Bank) to be split back into two retail units along the original party wall line, including refurbishment of the ancillary accommodation.
- Change of Use of the first floor currently used as office, storage and ancillary accommodation to 1 no. one bed and 1 no. two bed apartments with separate access. (The upper floor was residential in the past but converted into ancillary accommodation for banking use in the past)

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

Description:

Former Co-op Bank and ancillary accommodation which has remained vacant for three years. Splitting the building into its original two separate units and separate residential accommodation above will provide more lettable accommodation and enable the building to be brought back into use.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Any replacement shopfront would include a reinstated access door to the pavement pedestrian highway.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Existing waste bins are stored in the rear yard.

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

No Existing Boundary treatments.

Description of *proposed* materials and finishes:

No alterations.

Doors - description:

Description of *existing* materials and finishes:

Existing aluminium framed shop front to the street.
Existing Bank safe one way fire escape door to the rear.

Description of *proposed* materials and finishes:

We have shown a suggested proposed shop front to provide access to each retail unit from the street. We have indicated that final proposals for the shop front would be subject to incoming tenants proposals.
To the rear - existing door to be replaced with white uPVC door for residential unit entrance.
2no. New uPVC doors as fire escapes from retail units.

Lighting - description:

Description of *existing* materials and finishes:

No existing lighting.

Description of *proposed* materials and finishes:

There is no proposed lighting to the front elevation.
The rear yard will be fitted with emergency escape lighting and security lighting with presence detection.

Roof - description:

Description of *existing* materials and finishes:

Existing roof is finished with plain tiles.

Description of *proposed* materials and finishes:

No alterations.

Vehicle Access - description:

Description of *existing* materials and finishes:

Existing Paved Vehicle hard standing to rear.

Description of *proposed* materials and finishes:

No Alterations.

Walls - description:

Description of *existing* materials and finishes:

Front - Ground Floor - Existing Shopfront - mostly glazed with marble effect cladding
Front - First Floor -Red Brick.
Rear - Red Brick

Description of *proposed* materials and finishes:

Existing red brick to be retained, alterations to openings to rear to provide separate access to residential and retail units as shown on plan and elevation.
Shop front - special efforts will be made to preserve a traditional visual appearance with material choice and design for new shops - proposed shopfronts on plans and elevations are indicative only to reinstate a shopfront in line with historic proportions.

Windows - description:

Description of *existing* materials and finishes:

Aluminium shop front to the street.
Existing UPVC windows to the upper floor and rear elevations.

Description of *proposed* materials and finishes:

We have shown a suggested proposed shop front to provide access to each retail unit from the street. We have indicated that final proposals for the shop front would be subject to incoming tenants proposals.
New UPVC windows to the upper floor to provide Building Regulation compliant escape windows.
All as shown on elevations and plan.

OTHER - description:

Type of other material:

Rainwater Goods

Description of *existing* materials and finishes:

Existing rainwater goods consist of round black rainwater downpipes and round profiled gutters.

Description of *proposed* materials and finishes:

No Alterations.

9. Materials

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

17-103 - AS(0)01 - Site Location Plan
17-103 - AS(0)02 - Site Block Plan
17-103 - AS(0)03 - Existing Plans
17-103 - AS(0)04 - Existing Elevations
17-103 - AS(0)05 - Proposed Plans
17-103 - AS(0)06 - Proposed Elevations

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐ Other ☐

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

All connections to the drains are as existing using existing manhole connections.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

13. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Former Co-op Bank and associated interview rooms, offices, staff rest and ancillary accommodation.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

The ground floor was previously use as a Co-op bank.
The first floor was previously used as offices and staff accommodation.

When did this use end (if known) (DD/MM/YYYY)? 01/05/2015

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	1	1	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

2

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	2
Total existing residential units	

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

18. All Types of Development: Non-residential Floorspace

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	0	0	180	180
A2 - Financial and professional services	256	256	0	-256
Total	256	256	180	-76

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
------------------------	--	---	----------------------

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

262.00

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. 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

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

26. 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.



Date