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 removal or variation of a condition following grant of planning permission. 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. Site Address

| | |
|---|---|
| Number | |
| Suffix | |
| Property name | Caverswall Park Farm |
| Address line 1 | Caverswall Lane |
| Address line 2 | |
| Address line 3 | |
| Town/city | Caverswall |
| Postcode | ST3 6HP |

Description of site location must be completed if postcode is not known:

| | |
|---|---|
| Easting (x) | 394506 |
| Northing (y) | 342417 |

Description

## 2. Applicant Details

| | |
|---|---|
| Title | Mrs |
| First name | Julie |
| Surname | Everist-Young |
| Company name | |
| Address line 1 | Caverswall Park Farm, |
| Address line 2 | Caverswall Lane |
| Address line 3 | |
| Town/city | Caverswall |

## 2. Applicant Details

| | |
|---|---|
| Country | |
| Postcode | ST3 6HP |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

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

## 3. Agent Details

| | |
|---|---|
| Title | Mr |
| First name | David |
| Surname | Cooper |
| Company name | Wood Goldstraw & Yorath |
| Address line 1 | 4th floor Churchill House |
| Address line 2 | Regent Road |
| Address line 3 | |
| Town/city | Hanley |
| Country | United Kingdom |
| Postcode | ST1 3RH |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

## 4. Description of the Proposal

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

Proposed residential development comprising 2no. 3 bedroom dwellings (Unit 6 provided through conversion of existing barns and Unit 7 being a new-build replacing the existing stable buildings) and extension of an existing barn (Unit 5 which was granted prior approval to be converted to a residential dwelling under DET/2016/0022) to form a 5 bedroom dwelling

Reference number

SMD/2016/0540

| | |
|---|---|
| Date of decision (date must be pre-application submission) | 17/11/2017 |

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

Condition number(s)

Condition 5

## 4. Description of the Proposal

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 20/05/2019

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

## 5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

(As discussed with Ben Haywood on 23 January 2020.)

We noted that condition 5 required all windows within the development to be timber framed, however, for two reasons (explained below) the design intent was to have a mix of timber framed and aluminium windows.
1) The new build and extended elements were designed in a contemporary agricultural style as a nod to the stable block it replaced, and thus was always intended to contrast the more 'traditional' residential units formed by conversion. The CGI's show simple grey frames rather than robust timber elements and therefore this requested change will ensure the final development is true to the submitted CGI's.
2) The Bi-fold doors and large format windows lean towards a more stable material such as aluminium as timber is by nature is more prone to shrinkage and expansion which can be a problem with bi-folds in particular. Also, the manufacturers we were talking to could not achieve the window design as indicated on the approved drawings using a timber frame. Where the fenestrations could be achieved, the frame sections would be significantly larger than an aluminium alternative and in our opinion would have an unwelcome 'heavy' appearance.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We would like to request that condition 5 is revised to support a mix of timber and aluminium windows as identified on drawing no. 4184-01-86 and as noted below. The principal of this is as follows.

A) All windows to the agricultural style new-build unit 7 and extension to unit 5 to be grey aluminium framed to achieve the fenestration and appearance indicated on the approved drawings and images.
B) Large format window to the rear of unit 5 and bi-fold doors and screens to the gable end of unit 6 to be in grey aluminium framed to achieve the fenestration and appearance indicated on the approved drawings and images.
C) All other windows and doors within the existing barn elevations to be timber framed, matching the appearance of those installed as part of Phase I (converted barn units 1-4)

intent is to change the material of specific windows

## 6. 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?

(●) The agent
( ) The applicant
( ) Other person

## 7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

23/01/2020

Details of the pre-application advice received

## 7. Pre-application Advice

Ben's informal position was that he acknowledges the design intent from the approved drawings and his personal view was that he would support a mix of timber and aluminium windows as long as the aesthetic indicated on the approved drawings remained unchanged.

## 8. Ownership Certificates and Agricultural Land Declaration

**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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding****

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- ○ The applicant
- ◉ The agent

| | |
|---|---|
| Title | Mr |
| First name | David |
| Surname | Cooper |
| Declaration date (DD/MM/YYYY) | 29/01/2020 |

☑ Declaration made

## 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. ☑

| | |
|---|---|
| Date (cannot be pre-application) | 29/01/2020 |