Our ref:BVC/01023/C2/24.11.20

24th November 2020

Staffordshire Moorlands District Council
Moorlands House
Leek
Staffordshire
ST13 6HQ

Dear Sir or Madam,

Re: 01023 – Crow Trees Farm, Eaves Lane, Oakamoor, ST10 3DY – Application for change of use

Please find enclosed change of use application submitted to change the use of two B&B rooms within the farmhouse at Crow Trees Farm, Eaves Lane, Oakamoor. Crow Trees Farm comprises of a number of buildings. However, this application relates solely to the farmhouse building which includes residential accommodation of use class C3 and B&B accommodation of use class C1.

The existing area of use class C3 includes a living room, dining room, kitchen and pantry on the ground floor. On the first floor, there are two bedrooms (one of which contains an en-suite), a bathroom and a storage area. The area of C1 comprises of two B&B rooms on the first floor, each with en-suite facilities. There is also a separate WC.

This planning application seeks to change the use of the two B&B rooms (C1) within the farmhouse building to provide two additional bedrooms to the residential dwelling (C3). The combined area of C1 and C3 within the farmhouse building equates to 270 sqm. The total area of the two B&B rooms and associated en-suites/WC and corridors is 42.2 sqm. Therefore, this application has been submitted to change the area of C1 within the farmhouse building to C3 to ensure that the total area of the farmhouse comes under use class C3. This will result in a four bedroom residential dwelling of use class C3.

Please note, this application does not propose any amendments to the elevations. Furthermore, there is ample space within the site to accommodate parking and amenity.

We trust the above clearly identifies the reason for this change of use submission and should you have any queries or concerns in respect of the application then please do not hesitate to contact the agent.

Yours Sincerely
Hewitt&Carr Architects

HCA Hewitt&CarrArchitects
RIBA

Natalie Hewitt Architect | **Mark Carr** Architectural Technologist

Registered Company Number: 07729988

A: DaisyBank House | 17-19 Leek Road | Cheadle | Stoke-on-Trent | ST10 1JE
T: 01538 756888 **E:** enquiries@hcarchitects.co.uk **W:** www.hcarchitects.co.uk