



Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
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	Gratton Hall Farm
Address line 1	Gratton Hall Lane
Address line 2	Gratton
Address line 3	ENDON
Town/city	Stoke-on-Trent
Postcode	ST9 9AW
Description of site location must be completed if postcode is not known:	
Easting (x)	393642
Northing (y)	356168
Description	

2. Applicant Details

Title	
First name	S & M
Surname	Myatt
Company name	
Address line 1	Gratton Hall Farm
Address line 2	Gratton Hall Lane, Gratton
Address line 3	ENDON
Town/city	Stoke-on-Trent

2. Applicant Details

Country	
Postcode	ST9 9AW
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	ctd
Surname	architects
Company name	ctd architects
Address line 1	Clerk Bank House
Address line 2	Clerk Bank
Address line 3	
Town/city	LEEK
Country	
Postcode	ST13 5HE
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

Proposed conversion of existing buildings to form private ancillary leisure/recreation accommodation, construction of an additional bay to an existing garage building, and recladding and increasing height of existing log store

Has the development or work already been started without consent? ☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☐ Yes ☒ No

9. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Existing Walls consist of: Barns: Brick and Sandstone, blockwork and corrugated metal sheets. Wood shed: Sandstone, Blockwork and corrugated metal sheets Garage: Blockwork walls clad in green metal profile sheet	Existing walls to be Barns: retained and repaired with 1:2 lime mortar. 'The 40 Shed' Existing corrugated sheet to be removed and replaced with vertical timber cladding, with horizontal timber cladding to North gable end. Existing blockwork wall to be clad in brick slips with match existing. Wood Shed: Existing Stone and blockwork to be retained. Existing corrugated sheet to be removed and replaced with vertical timber cladding. Garage: Blockwork walls clad in green metal profile sheet, gable end to be constructed in bricks to match existing.

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Roof covering	Existing roof coverings consist of: Barns: Staffordshire Blue Plain Clay Tiles and corrugated metal sheet Wood Shed: Corrugated metal sheet Garage: Green profiled metal sheet	Roof coverings are to be: Barns: Existing roof to be stripped back and recovered with existing/second hand Staffordshire Blue Plain clay tiles, fixed to new 25x50mm treated timber battens with S.S Nails over breather membrane. Existing corrugated sheet to be removed and replaced with new black corrugated metal sheet and zinc standing seam. Wood Shed: Existing corrugated metal sheets to be removed and replaced with new black corrugated metal sheets. Garage: Green profiled metal sheet to match existing.
Windows	Existing windows consist of: Barns: Fixed painted softwood timber casement windows Wood Shed: n/a Garage: n/a	Proposed windows are to be: Barns: Existing window to be replaced with new painted treated timber bottom hung inward opening hopper windows and fixed painted softwood timber casement windows. Blocked up ventilation slot openings to be reinstated and filled with single pane of glass. New painted treated softwood VB ledged and braced shutter where indicated. Wood Shed: n/a Garage: n/a
External Doors	Existing external doors consist of: Mixture of metal doors and painted treated softwood ledged and braced doors.	Proposed external doors are to be: Barns: New painted treated SW VB ledged and braced door and frame. large doors - new painted treated SW VB ledged and braced sliding door (mechanism to be refurbished and repainted). Doors to form thermal envelope behind large external door openings to be glazed door with glazing to side. Wood shed: Garage: New sectional door to match existing.
Internal Walls	n/a	New timber/metal internal partitions filled with acoustic insulation with plasterboard either side of stud. External walls to be insulated internally with MF Wall Lining System and Mineral Wool Insulation, UdiIN 20mm ultra thin wood fibre insulation boards and lime plaster (total build up min 150mm thickness). Bat Loft 'Hot Box' to be constructed of 70x50mm softwood treated timber studwork fixed to internal side of structural frame. Fully filled with 70mm mineral wool batts. 9mm OSB pattressing to be fixed to internal face of studwork. 2No. propriatary Bat boxes to be fixed at high levels to each wall (except gable end - to be used for entry) hot box dimensions to be min 5x4x2m.

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Rainwater goods	Mixture of painted black cast iron gutters and downpipes on rise and fall brackets and black plastic rain water goods.	Existing cast iron rain water goods to be retained and refurbished. Existing plastic half round gutters and down pipes to historic barns to be replaced with 125mm dia half round cast iron gutter, painted black on galvanised steel rise and fall brackets and 75mm dia cast iron rain water pipe, painted black. Existing plastic rain water goods to be replaced with Brett Martin cast iron style upvc half round guttering and rain water pipes.
Floors	Existing floor consist of concrete floor slabs	Existing floors to be retained where possible. The 26 shed is to be underpinned, piled and reinforced with concrete ring beam to facilitate swimming pool (to structural engineers design and specification). Suspended timber floor to be incorporated between 'The 40 Shed' and 'The Barn' to provide a level threshold. First floor: Existing floor boards to be retained. Existing floor to 'The 40 Shed' to be replaced with 18mm T&G chipboard. Void between floor to be fully filled with 150mm mineral wool insulation. 9mm OSB to be fixed to underside of joists.

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to Drawings and Conservation Design and Access Statement for more details.

10. Site Area

What is the measurement of the site area?
(numeric characters only).

4482.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Redundant Agricultural Barns used for storage purposes

Is the site currently vacant? ☐ Yes ☒ No

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

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

Is a new or altered vehicular 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

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

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

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
☒ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

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. Please state the plan(s)/drawing(s) references.

Proposed new drainage system will connect to existing drainage system

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a 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
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

16. 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'.

17. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- ☒ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No
- 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

18. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No
- Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

20. All Types of Development: Non-Residential Floorspace

- Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No
- Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	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)
Other Storage associated with House	883	102	0	-883
Other Ancillary Accommodation to Dwelling	0	0	801	801
Total	883	102	801	-82

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

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

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 it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

26. 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

27. Pre-application Advice

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

☐ Yes ☒ No

28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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**

29. Ownership Certificates and Agricultural Land Declaration

* '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	Mrs
First name	M
Surname	Myatt
Declaration date	22/12/2021

☒ Declaration made

30. 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)	22/12/2021
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