



Staffordshire Moorlands District Council
 Moorlands House, Stockwell Street, Leek
 Staffordshire Moorlands, ST13 6HQ
 Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed
 Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
 Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	62
Suffix	
Property Name	East View
Address Line 1	Brookfields Road
Address Line 2	
Address Line 3	Staffordshire
Town/city	Ipstones
Postcode	ST10 2LY

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

Easting (x)	Northing (y)
402257	349618

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Proposed replacement of existing timber garage with new sandstone garage. Replacement of rear extensions with new sandstone extension. Reopening and reinstatement of former staircase window and bedroom window to east elevation.

Has the work already been started without consent?

- ☐ Yes
☒ No

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

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

446.00

Cubic metres

What is the volume of the part to be demolished?

122.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1900

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The exact date of construction of the extensions that we propose to demolish is unknown and difficult to determine. The masonry catslide section is likely to be from 1850-1900, though it is not shown on 1900 OS maps so could be later. The lean-to extension and garage are likely to be 1950 onwards.

The small catslide extension is located on the west elevation and is constructed from brick and stone and has a staffordshire blue plain clay tiled roof. It is of little architectural merit.

The lean-to extension to the west (south west of the catslide) has a masonry (block and brick) base and timber framed green house style glass panels over with a part bitumen sheet and part corrugated roof. The roof is currently protected by a battened sheet of visqueen. The garage is black painted timber clad with a corrugated roof.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

These existing extensions are harmful to the appearance and significance of the listed building. They are also uninhabitable and therefore do not provide useful space.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

By virtue of the fact the extensions are attached to the cottage they are listed but they are of little historic significance or architectural merit. The core of the listed building will not be altered by the extensions. The existing staircase window was opened up following a previous listed building consent - these works revealed the full extent of the window and this application seeks to open the remaining half of the window to match the other side. It is proposed to open up a previously infilled window on the east elevation. The works are described in the accompanying design and access statement and in the accompanying drawings. Please refer to the drawing issue sheet.

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

Type:

External walls

Existing materials and finishes:

Rendered masonry, painted timber framed windows, exposed block and brick, black painted timber

Proposed materials and finishes:

Sandstone

Type:

Roof covering

Existing materials and finishes:

Staffordshire blue plain clay tiles, Bitumen sheet, corrugated sheeting (fibre board, possibly ACM), visqueen sheeting

Proposed materials and finishes:

Staffordshire blue plain clay tiles

Type:

External doors

Existing materials and finishes:

Painted timber framed with glass panel. Timber clad garage doors

Proposed materials and finishes:

Painted timber framed with glass panels. Steel framed glass door to infill section

Type:

Windows

Existing materials and finishes:

Painted timber frames to lean to extensions. Steel framed with leaded sections to existing cottage

Proposed materials and finishes:

Painted timber frames to lean to extensions. Steel framed with leaded sections to existing cottage

Type:

Rainwater goods

Existing materials and finishes:

Painted cast iron

Proposed materials and finishes:

Painted cast iron

Are you supplying 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 drawing issue sheet and design and access statement

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

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

Pre-application Advice

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

☐ Yes

☒ No

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.

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?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

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

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

ctd architects

Date

10/03/2022