



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	2-4 Warehouse
Address line 1	Silk Street
Address line 2	
Address line 3	
Town/city	Leek
Postcode	ST13 6HX
Description of site location must be completed if postcode is not known:	
Easting (x)	398507
Northing (y)	356606
Description	

2. Applicant Details

Title	Mr
First name	Ryan
Surname	Davies
Company name	
Address line 1	3 Malvern Ave
Address line 2	
Address line 3	
Town/city	Ashton-Under-Lyne

2. Applicant Details

Country

Postcode

OL6 8XE

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mrs

First name

Clare

Surname

Lang

Company name

Lang Architecture

Address line 1

35

Address line 2

Greenaway Lane

Address line 3

Town/city

Matlock

Country

uk

Postcode

DE42QB

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).

The conversion, alterations and extension of the two-storey former Warehouse and Silk Shade to create three 3-bedroom properties. Sensitive repair and refurbishment as detailed in the Structural Report and Design and Access Statement. The application also proposes the erection of a 1-bedroom detached dwelling in place of the former outbuilding.

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

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).

LA-XP-0001
LA-GP-0001 PL C
LA-GP-0002 PL C
LA-IM-0001 PL C
D&A SILK STREET
HS-silkstreet-BH602-10-12-21V3MC
R2703-001 - Silk Street - Issue REV_0
D2703 - SK03 - Elevations - REV_B
D2703 - SK02 - First Floor - REV_B
D2703 - SK01 - Ground Floor - REV_B

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	Local Red Brick	Re-used/Re-claimed Local Red Brick. Dark Grey Metal Standing Seam Cladding to Extensions and Detached Dwelling.
Roof covering	Staffordshire Blue Clay Tiles	Staffordshire Blue Clay Tiles Dark Grey Metal Standing Seam Cladding to Extensions and Detached Dwelling.

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Windows	Single glazed metal original and Timber non-original windows	Single Glazed Metal repaired and retained at First Floor (where practicable). Timber Windows replaced with Double Glazed Metal Windows to match original. Frameless/ Thin Profile Metal Framed windows to Extensions and Detached Dwelling.
External Doors	Non-Original Timber Doors	Metal Doors to match colour and style of windows. Thin Profile Framed, Glazed Doors to Extensions and Detached Dwelling.
Rainwater goods	Metal Rainwater goods.	Metal Rainwater goods replaced.
Boundary treatments (e.g. fences, walls)	Local Red Brick	Reused Local Red Brick to all new Boundary Walls and proposed Retaining Wall.
Vehicle access and hard standing	Cobbles	Existing Cobbles to repaired/replaced and Reclaimed Cobbles to Parking area.
Internal Walls	Local Red Brick and Plaster	Local Red Brick exposed where practicable. Lime Plaster, Breathable Paint where applicable.

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

LA-XP-0001
LA-GP-0001 PL C
LA-GP-0002 PL C
LA-IM-0001 PL A
D&A SILK STREET
HS-silkstreet-BH602-10-12-21V3MC
R2703-001 - Silk Street - Issue REV_0
D2703 - SK03 - Elevations - REV_B
D2703 - SK02 - First Floor - REV_B
D2703 - SK01 - Ground Floor - REV_B

10. Site Area

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

468.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Although built in 1838 as a Silk Shade, by the 1860's the space was divided into three sections occupied by an assortment of trades. The occupants included: a Wood Turner, a Rag and Bone Dealer and a Nail Maker.

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

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

11. Existing Use

- 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
- 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
- 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	3	3	0
Cycle spaces	0	4	4

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.

LA-GP-0001 PL C

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

15. Assessment of Flood Risk

☐ 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

If Yes, please provide details:

Bin Storage LA-GP-0001 PL C

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

☒ Yes ☐ No

If Yes, please provide details:

Bin Storage LA-GP-0001 PL C

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

19. Residential/Dwelling Units

Please select the proposed housing categories that are relevant to your proposal.

- ☒Market Housing
- ☐Social, Affordable or Intermediate Rent
- ☐Affordable Home Ownership
- ☐Starter Homes
- ☒Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	3	0	0	3
Total	0	0	3	0	0	3

Add 'Self-build and Custom Build - Proposed' residential units

Self-build and Custom Build - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	1	0	0	0	0	1
Total	1	0	0	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- ☐Market Housing
- ☐Social, Affordable or Intermediate Rent
- ☐Affordable Home Ownership
- ☐Starter Homes
- ☐Self-build and Custom Build

Total proposed residential units	4
Total existing residential units	0
Total net gain or loss of residential units	4

20. All Types of Development: Non-Residential Floorspace

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

YesNo

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)
B2 - General industrial	180	180	0	-180
Total	180	180	0	-180

20. All Types of Development: Non-Residential Floorspace

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

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	Mr
First name	
Surname	
Reference	PAD/2021/0029
Date (Must be pre-application submission)	08/06/2021

27. Pre-application Advice

Details of the pre-application advice received

The interest in the building is very welcome as we recognise this to be a building at risk and attention is urgently required. It has the added importance of being in the Leek Conservation Area and a Listed Building in an especially central, public and prominent position in the town.

The scheme now put forward would mark a significant departure in material and design from the established vernacular of surrounding properties – and from the 'parent' Listed Building. We are not averse to this or at least the introduction of contemporary elements in the case of this building but we have some reservations on certain aspects and we would need good clear justification for the changes where these contrast and depart from the earlier accepted changes. This justification needs to be made through the heritage statement which needs to start by first identifying those details which are key as heritage points to making the building significant both as a Listed structure and as a building in the Leek Conservation Area. In other words a specific statement of significance is needed that identifies what makes this building important. Your proposals need then to be evaluated against the statement of significance. The greater the departure from the original, the stronger the justification required. Any harm to or loss of significance can only be supported if there is clear and convincing justification.

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**

* '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

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)