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

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

Suffix

Property Name

Heath House, North Lodge

Address Line 1

Hollington Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Winnothdale

Postcode

ST10 4HA

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

Easting (x)

402711

Northing (y)

339589

Description

Applicant Details

Name/Company

Title

First name

Farrah and Toby

Surname

Yusuf and Rainthorpe

Company Name

Address

Address line 1

Heath House

Address line 2

Hollington Road

Address line 3

Town/City

Tean

County

Staffordshire

Country

United Kingdom

Postcode

ST10 4HA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Potts

Company Name

Donald Insall Associates Ltd

Address

Address line 1

Bridgegate House

Address line 2

5 Bridge Place

Address line 3

Lower Bridge Street

Town/City

Chester

County

Country

United Kingdom

Postcode

CH1 1SA

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Proposed repairs, refurbishment and alterations to the Grade II listed North Lodge and erection of a rear orangery.

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

Demolition of Listed Building

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

◯ Yes
⊘ No

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).

Refer to the drawings and supporting documents issued with this application

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:
Ashlar stone and clay red brick

Proposed materials and finishes:
Ashlar stone and clay red brick to match existing. The walls of the new orangery will be constructed of painted softwood, hardwood and aluminium as required.

Type:
Roof covering

Existing materials and finishes:
Low pitch slate roofs with lead flashings. Low quality plastic membrane to lean-to extension roof.

Proposed materials and finishes:
Roofing slates and lead flashings to match existing. Plastic membrane to lean-to extension to be replaced with high-quality flat lead rolled roof finish. The glazing rafters of the new orangery will be constructed of painted softwood, hardwood and aluminium as required. The roof glass of the new orangery will be laminated low-e double glazing.

Type:
Chimney

Existing materials and finishes:
2.no ashlar chimney stacks

Proposed materials and finishes:
Ashlar stone to match existing

Type:
Windows

Existing materials and finishes:
Single glazed painted casement windows. Most are the original windows, however, several appear to have been replaced with low quality modern replica windows.

Proposed materials and finishes:
Low quality modern replica windows to be replaced with high-quality replica windows to match the historic window configuration and to be fitted with slim-line double glazing. Single glazing from historic windows to be replaced with slim-line double glazing. If this is found to be not possible. Existing single pane glazing will be retained and secondary glazing units installed to the inner face of the windows. Polyester powder coated mild steel rooflights with toughened low-e double glazing. Proposed orangery windows to have glazing bars housing individual double glazed units.

Type:
External doors

Existing materials and finishes:
Painted timber panel doors

Proposed materials and finishes:
Glazed painted timber panel door to rear of property and glazed composite panel door to front of property. Proposed orangery doors to have glazing bars housing individual double glazed units.

Type:
Ceilings

Existing materials and finishes:
Painted lath and plaster ceilings and possibly some modern painted skimmed plasterboard ceilings.

Proposed materials and finishes:
Painted lath and plaster, and painted skimmed plasterboard ceilings.

Type:
Internal walls

Existing materials and finishes:
Painted lime plastered masonry and stud walls finished with painted lath and plaster and possibly some finished with modern painted skimmed plasterboard. Some walls also have a tiled and plastic cladding finish.

Proposed materials and finishes:
Painted lime finished woodfibre / eco-cork boards applied to internal face of external walls. Internal masonry / stud walls patch repaired / reskimmed as appropriate with lime plaster and repainted. Bathroom, cloakroom, kitchen and utility rooms to have tiled wall finishes.

Type:
Floors

Existing materials and finishes:
Concrete ground floor slabs covered with carpet and tiled floor finishes. Timber floor boards to first floor covered with carpet and stone / tile floor finishes.

Proposed materials and finishes:
Replace ground floor concrete floor slabs to existing house with insulated limecrete floor slabs with integrated underfloor heating covered with either carpet, engineered floorboards or a stone / tile finish. The proposed orangery is to have an insulated concrete floor slab with integrated underfloor heating covered with either a carpet, engineered floorboards or stone / tile finish. Timber floor boards to first floor to be repaired as necessary, cleaned, refinished with a wax oil and either left exposed or covered with carpet or a stone / tile floor finishes.

Type:
Internal doors

Existing materials and finishes:
Low quality unpainted timber panel and painted flush panel doors.

Proposed materials and finishes:
High quality glazed and unglazed painted timber panel doors.

Type:
Rainwater goods

Existing materials and finishes:
Painted cast iron and PVC

Proposed materials and finishes:
Painted cast iron to match existing. Insulated secret gutter and painted decorative cast aluminium hoppers and aluminium downpipes to new orangery.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Mature hedges, stone walls, stained / painted ledger and braced pedestrian gate and metal vehicular gates.

Proposed materials and finishes:
Mature hedges, stone walls, stained / painted ledger and braced pedestrian gate to be retained, repaired / repointed and refinished as required. Metal vehicular gate to be replaced with timber panelled vehicular gates supported on new timber posts.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Block setts to perimeter of building

Proposed materials and finishes:
Block setts replaced with permeable gravel finish

Type:
Lighting

Existing materials and finishes:
Several security lights and wall mounted lanterns installed along the external walls of the building

Proposed materials and finishes:
The existing external lights will be replaced like for like with contemporary fittings that are more in keeping with the appearance and character or the building. 2.no new light fittings will be installed to the double doors of the new orangery

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

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

STHH.02-DR-02-1000-3P-0-ExistingFloorPlans
STHH.02-DR-02-1010-3P-0-ExistingSitePlan
STHH.02-DR-02-1200-3P-0-ExistingElevations
STHH.02-DR-02-2000-3P-0-ProposedFloorPlans
STHH.02-DR-02-2010-3P-0-ProposedSitePlan
STHH.02-DR-02-2200-3P-0-ProposedElevations
STHH.02-DR-02-3100-3P-0-MasonryInfillDetails
STHH.02-DR-02-3200-3P-0-ProposedDoorDetails
STHH.02-DR-02-3201-3P-0-ProposedEntranceGateDetails
STHH.02-DR-02-3300-3P-0-RoofUpgradeDetails
STHH.02-DR-02-3301-3P-0-ReplacmentLeadRoofDetails
STHH.02-DR-02-3302-3P-0-TypicalRoofFlashingDetails
STHH.02-DR-02-3400-3P-0-ProposedWall&GroundFloorDetails
STHH.02-DR-02-3600-3P-0-StaircaseAlterations
STHH.02-DR-02-3900-3P-0-Living _DiningRoomChimneyDetails
STHH.02-DR-02-3901-3P-0-KitchenChimneyExtractDetails
STHH.01-DR-02-4001-3P-0-HeathHouseEstatePlan
STHH.02-DR-02-4000-3P-0-SiteLocationPlan
STHH.02-DR-02-5000-3P-0-Strip-out _RemovalsPlans
STHH.02-RP-02-7000-3P-0-HeritageDesignandAccessStatement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] 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?

- [x] Yes
- [ ] No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

STHH.02-DR-02-2010-3P-0-ProposedSitePlan

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

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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
- [x] No

Ownership Certificates and Agricultural Land Declaration

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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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
- [x] The Agent

Title

Mr

First Name

Surname

Potts

Declaration Date

29/08/2023

- [x] Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Katie Harries

Date

29/08/2023