



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

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Roy

Surname

Kinsey

Company Name

Speller Metcalfe Malvern Limited

Address

Address line 1

Nicholson Institute Stockwell Street

Address line 2

Address line 3

Town/City

Leek

County

Staffordshire

Country

United Kingdom

Postcode

ST13 6DW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Roy

Surname

Kinsey

Company Name

Speller Metcalfe

Address

Address line 1

2 Trinity Court

Address line 2

Broadlands

Address line 3

Town/City

Wolverhampton

County

Country

United Kingdom

Postcode

WV106UH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

A programme of maintenance required for the lower ground floor of the Nicholson Institute building, to include the following key elements covered more accurately in Heritage Statement Dated:February 2024, prepared by Sanderson Weatherall LLP Building Consultancy and summarised below:

- Sandstone lintel replacement
- Reducing of ground level
- Removal of non-breathable paint to internal brick walls and joinery
- Overhauling of the windows
- Overhauling of the rainwater goods and timber fascia
- Overhauling of the lead roof
- Redecoration of the wall vents
- Refurbishment of the parquet flooring
- Restoration of the cabinets

Has the development or 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

Demolition of Listed Building

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

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Application Reference	Decision Date	Proposal
SMD/1991/1195	23/12/1991	Access platform and door for disabled persons, resiting of boiler house door and provision of lift
SMD/1994/0079	18/04/1994	Listed Building Consent in respect of internal alterations
SMD/1996/1225	15/05/1996	Listed Building Consent in respect of non-illuminated signs (Consultation Application)
SMD/2007/0302	18/07/2007	Alterations to first floor lighting
SMD/2008/0036	18/07/2008	Structural stabilisation and repairs
SMD/2017/0240	24/07/2017	Proposed fixing of heritage style commemorative 'blue plaque, to front entrance wall

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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).

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

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:

Roof covering

Existing materials and finishes:

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

Proposed materials and finishes:

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

Type:

Windows

Existing materials and finishes:

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

Proposed materials and finishes:

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

Type:

External doors

Existing materials and finishes:

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

Proposed materials and finishes:

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

Type:

External walls

Existing materials and finishes:

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

Proposed materials and finishes:

Please refer to Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

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 Heritage Statement prepared by Weatherall LLP February 2024 Reference 231210 Rev.1 where the scope is clearly detailed and described.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the 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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Principle Conservation Officer -Combined Authority

07/12/2023

Details of the pre-application advice received

Speller Metcalfe principle contractor (Roy Kinsey) & ARH Architects (Jamie Wildgoose) met with Emily Holland to review the planned scope of works, prior to this visit a very basic set of hand marked proposed plans outlined the scope of works.

We have received some initial feedback in relation to proposed Damp Proof interventions, by email 11/01/2024, which unfortunately we have not been able to reach the PCO to discuss this matter nor engage in discussion or correspondence in relation to the preparation of a suitable Heritage Statement covering the key topics.

No formal pre-application submission has been made

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

Certificates under 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

If No, can you give appropriate notice to all the other owners?

- ☐ Yes
☒ No

If No, and you cannot trace all the other owners, can you give the appropriate notice to one or more owner?

- ☒ Yes
☐ No

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

There are a number of stakeholders associated with the Nicholson Institute , in terms of management, user groups and owner the project lead is:

David G Smith he can be contacted to inform the relationships, licences and consents being managed by High Peak Borough Council and Staffordshire Moorlands District Council. He is Head of Communities, Culture and Climate Change

High Peak Borough Council and Staffordshire Moorlands District Council

Contact Details: Tel: 01538 395400 Internal 4165 david.smith@staffsmoorlands.gov.uk

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:

***** REDACTED *****

House name:

High Peak Borough Council and Staffordshire Moorlands District Council

Number:

Suffix:

Address line 1:

Stockwell Street

Address Line 2:

Town/City:

Leek

Postcode:

ST13 6DW

Date notice served (DD/MM/YYYY):

29/02/2024

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

N/A

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

29/02/2024

Person Role

- ☒ The Applicant
☐ The Agent

Title

First Name

Roy

Surname

Kinsey

Declaration Date

29/02/2024

☒ Declaration made

Declaration

I/We hereby apply for 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

Roy Kinsey

Date

29/02/2024