



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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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	Ivy Cottage
Address Line 1	Tythe Barn
Address Line 2	
Address Line 3	Staffordshire
Town/city	Alton
Postcode	ST10 4AZ

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

Easting (x)	Northing (y)
407202	341638

Description

Applicant Details

Name/Company

Title

Mr

First name

W

Surname

Thompson

Company Name

Penlee Ltd

Address

Address line 1

Riggs Lane

Address line 2

Marston Montgomery

Address line 3

Town/City

Ashbourne

County

Country

Postcode

DE6 2FD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Teresa

Surname

Critchlow

Company Name

Sammons Architectural Limited

Address

Address line 1

10, Cawdry Buildings

Address line 2

Fountain Street

Address line 3

Town/City

Leek

County

Country

Postcode

ST13 6JP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of Ivy Cottage and erection of 1 replacement dwelling and 10 new dwellings with construction of new road access

Reference number

SMD/2017/0497

Date of decision (date must be pre-application submission)

24/03/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 2, 4 and 5

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

20/11/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The application seeks changes to approved materials, replacing tile due to supply issues and replacing timber windows and doors with uPVC and aluminium due to maintenance and cost

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 Approved Plans

Substitute approved drawing 2014-1983-32B with 2014-1983-119

Substitute approved drawing 2014-1983-33C with 2014-1983-118

Substitute approved drawing 2014-1983-34C with 2014-1983-117

Substitute approved drawing 2014-1983-35B with 2014-1983-116

Substitute approved drawing 2014-1983-36B with 2014-1983-115

Substitute approved drawing 2014-1983-37A with 2014-1983-114

Substitute approved drawing 2014-1983-38D with 2014-1983-113

Condition 4 Submission of Material Details / Samples

Material details have been approved under application DOC/2023/0040 submitted 13th June 2023 and validated on 21st June 2023. This approved Dreadnought Staffs Blue sand faced clay plain tile and off white uPVC Casement Window Frames and white powder coated aluminium bi fold doors. The application seeks to replace the approved roofing material with Wienerberger Sandtoft 20/20 Antique Slate tile. It also seeks to replace the previously approved timber windows with uPVC with the exception of the side light / fanlights to the feature windows for 7-8 and 9-10 which are to be aluminium. The previously approved bi-fold doors are now to be aluminium and patio doors to be uPVC all as shown on the approved drawings. An updated materials schedule and 20/20 roof tile brochure are submitted in support of the application.

Condition 5 Submission of Joinery Details

The change of material for windows, bi fold and patio doors will mean that the approved "joinery details" will also need to be updated. The joinery details approved as part of the condition application DOC/2023/0040 should be substituted with those below.

2014-1983-120 Plot 3 Bi Fold Doors

2014-1983-121-Plot 6 Bi Fold Doors

2014-1983-122 Plot 7-10 Bi Fold Doors

2014-1983-124 Plot 11 Bi Fold Doors

2014-1983-125 Patio Door Detail

2014-1983-126 Patio Door with Glazing Bar Detail

2014-1983-127 Plot 9-10 Feature Window Detail

2014-1983-128 plots 7-8 Feature Window Detail

Flush Sash Consumer Brochure

Halo Flush Sash Profiles

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

Mrs

First Name

Teresa

Surname

Critchlow

Declaration Date

18/03/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Teresa Critchlow

Date

18/03/2024