



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 a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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	Two Acres
Address Line 1	Leek Road
Address Line 2	
Address Line 3	Staffordshire
Town/city	Kingsley Moor
Postcode	ST10 2EJ

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

Easting (x)	Northing (y)
398688	346511

Description

Applicant Details

Name/Company

Title

Miss

First name

Christine

Surname

Smith

Company Name

Address

Address line 1

Two Acres Leek Road

Address line 2

Address line 3

Town/City

Kingsley Moor

County

Staffordshire

Country

United Kingdom

Postcode

ST10 2EJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposed works at this site are the installation of energy efficiency measures aimed at improving the energy efficiency rating of the main property. These are namely; External Wall Insulation, Loft Insulation, an Air Source Heat Pump, Smart Heating Controls and Solar Panels. External Wall Insulation is a popular energy efficiency measure that involves insulating the exterior walls of a property to reduce heat loss and improve energy efficiency. Guidance from the Part L Approved Document will be followed. This property is not located in a conservation area, nor is it a listed building or within the grounds of a scheduled monument therefore we do not believe planning permission is required for the External Wall Insulation works. The proposed Solar Panels will only be installed on a pitched roof as specified on the 'Planning Portal, Permission' website. The proposed Air Source Heat Pump will be installed on Ground Floor level and at least 1m of the property boundary as specified on the 'Planning Portal, Permission' website. We are applying for a Lawful Development Certificate to confirm this case. The use of the land will remain the same post installation.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Plans and Elevations of existing and proposed development. External Wall Insulation system specification document.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We are applying for a Lawful Development Certificate to confirm planning permission is not required for the installation of external wall insulation on this property. The basis for this is that the property is not in a conservation area and nor is it a listed building. The EWI product to be installed complies with the relevant British Standards and Building Regulations. It will be installed by a competent installer who is registered with a competent person's scheme. The installation will be funded through the Energy Company Obligation (ECO4) which requires evidence of a compliant install to PAS 2035 and PAS 2030:2019, and the completed install must be lodged on Trustmark; confirming the works have been carried out by a competent, accredited person. External Wall Insulation was granted Permitted Development rights in 2013 however we wish to clarify the specific position of the Staffordshire Moorlands District Council prior to proceeding with works.

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Joe Bedborough

Date

28/05/2024