

Application for Approval of Details Reserved by Condition

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	2
Suffix	
Property Name	The Green Dragon
Address Line 1	St Edward Street
Address Line 2	
Address Line 3	Staffordshire
Town/city	Leek
Postcode	ST13 5DS

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

Easting (x)	Northing (y)
398286	356595
Description	

Applicant Details

Name/Company

Title

Mr.

First name

Paul

Surname

Turner

Company Name

JD Wetherspoon

Address

Address line 1

Wetherspoon House

Address line 2

Reeds Crescent

Address line 3

Town/City

Watford

County

Country

United Kingdom

Postcode

WD24 4QL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Planning permission: Structural remedial works to the rear storeroom wall which structurally have cracks and damages as per the SE drawings. Structural remedial work to the internal damage beam as per the structural engineer. Flash banding to be removed from front façade and timber to be repaired. Wall plate to LHS Elevations to be repaired LFL. Brickwork to hopper to be replaced repaired and pest proofed. Staining on ceiling to be repaired. Gutters to flat roof to be repaired and repositioned flashing to be increased in height.

Reference number

SMD/2025/0430

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

16/01/2026

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

Condition number(s)

3 & 4

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Brick Sample pictures and details.

Timber beam incasement picture and details.

Both at the pub should you wish to visit and review the sample panel.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Maryam Aljameel

Date

11/02/2026

Amendments Summary

Removed the LBC conditions as requested by the council and separate application will lodged for the LBC conditions.

