



STAFFORDSHIRE
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 DISTRICT COUNCIL
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Staffordshire Moorlands District Council
 Moorlands House, Stockwell Street, Leek
 Staffordshire Moorlands, ST13 6HQ
 Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

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

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

Mrs

First name

Laurel

Surname

Gallagher

Company Name

Address

Address line 1

Clough House

Address line 2

Carr Bank

Address line 3

Oakamoor

Town/City

Staffordshire

County

Country

United Kingdom

Postcode

ST103DG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant 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

FULL PLANNING PERMISSION

Note: This permission does not cover Building Regulations, Diversion of Footpaths, or other consents beyond Section 57 of the Town and Country Planning Act, 1990.

Location: Clough House, Carr Bank, Oakamoor, Staffordshire ST10 3DG

Development: Two storey rear extension, alterations to roofline of existing single storey rear extension, hard landscaping works, and replacement windows to front elevation.

Staffordshire Moorlands District Council Planning Authority hereby grants planning permission subject to the following conditions:

1. Time Limit

Development must begin within three years of this permission.

Reason: Section 51, Town and Country Planning and Compulsory Purchase Act 2004.

2. Approved Plans

Development must follow the submitted application form and drawings: CH-15 revision D (Plans as Proposed) and CH-16 (Site Location and Block Plan).

Reason: To ensure development matches approved plans, in the interests of good planning.

3. External Materials

Before exterior walls are built above damp-proof course level, details, types, colours, and samples (if requested) of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority (LPA).

Reason: To ensure the appearance is appropriate to the building and the character of the rural area, including Oakamoor Conservation Area.

4. Windows & Rooflights

Before installation, details of frame dimensions, external finish, and depth of recess must be submitted to and approved in writing by the LPA.

Reason: To ensure the appearance is appropriate to the building and Oakamoor Conservation Area.

5. Permitted Development Restriction

No development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 — beyond what is expressly authorised here — may be carried out on land north of the coloured area shown in drawing CH-15 revision D without first obtaining express planning permission from the LPA.

Reason: To safeguard the character, visual amenities, and the Oakamoor Conservation Area.

Reference number

Application no: SMD/2023/0539

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

15/08/2024

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

Condition number(s)

3 and 4

Has the development already started?

- ☒ Yes
☐ No

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

16/02/2026

Has the development been completed?

- ☐ 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

Condition 3 – External Facing Walling and Roofing Materials

Walling: Imperial Olde Reclamation Shire Bricks, selected for their aged, handmade appearance sympathetic to the building and the Oakamoor Conservation Area.

Window Cills: Buff gritstone.

Roofing: SSQ Del Carmen 500 x 250mm Montero Spanish Slate (90mm headlap), ref RF200056. Snowdonia National Park approved. Natural grey, consistent with existing roof covering.

Samples available upon request.

Condition 4 – Windows, Rooflights and Doors

Windows – Advance Joinery Group (Ref. 13102)

High Performance Flush Casement Windows in Idigbo hardwood, white painted inside and out. 4/16/4 argon-filled toughened double-glazed units, warm edge spacer, friction hinges, espag locking, brass handles. U-values 1.3–1.4 W/m²K. All units recessed within openings.

RefW (mm)H (mm)W6770850W73151325W86001725W916981575W1613501350W1710221350W186501050Toplight1235400

Doors – Advance Joinery Group (Ref. 13102)

Both doors in Idigbo hardwood, painted internally and externally in Little Greene 'National Trust' Royal Navy 257.

Front Door (D2): 920 x 2150mm, hinged right, 5-lever lock, U-value 1.7 W/m²K.

Rear French Door: 2373 x 2100mm, Triccoya-treated hardwood, 5-lever lock with screen casement.

Rooflights – Keylite Conservation (Huws Gray Ref. QKE04660/1)

Black Georgian bar, low-profile slate flashing. Hi-Therm double glazing, U-value 1.3 W/m²K. Recessed fit as standard.

QtySize (mm)Code2780 x 1400CWWP06HT1780 x 980CWWP04HT

The above materials are considered appropriate to the building and the Oakamoor Conservation Area. Written approval is respectfully requested in satisfaction of Conditions 3 and 4.

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

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

Materials submission advice

Date (must be pre-application submission)

16/01/2016

Details of the pre-application advice received

Advice on process of materials submission

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

Laurel Gallagher

Date

18/03/2026