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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 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	Flint Mill
Address Line 1	Cheadle Road
Address Line 2	
Address Line 3	Staffordshire
Town/city	Cheddleton
Postcode	ST13 7HL

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

Easting (x)	Northing (y)
397223	352601

Description

Applicant Details

Name/Company

Title

Mrs

First name

Ann

Surname

Roberts

Company Name

Address

Address line 1

33 Ash Way

Address line 2

Ash Bank

Address line 3

Town/City

Stoke-on-Trent, UK

County

Country

United Kingdom

Postcode

ST2 9DZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

The kilns date from the late 18th century. They are set in a bank with a retaining wall on two faces. Flint was loaded into the top of the kilns, along with coal, to be fired, enabling it to be ground in the adjacent mills.

We have recently had Listed Building consent passed for buttresses to be built on the east side of the calcining kilns, in order to prevent collapse and to stabilise a bulging wall. Our builder recommended that we also have built a buttress on the north side of the kilns, facing the river Churnet. This side already has two existing buttresses but the stonework is bulging and requires further stabilising. The buttress would be built on a reinforced concrete raft as the others are, and of the same stone.

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

SMD/2025/0452 - Three stone buttresses to stabilise and strengthen east side wall of calcining kiln which is now bulging and in danger of collapse.

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).

A dressed stone buttress will be built to reinforce the side of the kiln where the wall is bulging out. The buttress will sit on a reinforced concrete base, which in turn, will be based on compacted hardcore. The void behind the bulge will be filled in with low pressure grout by a specialist contractor. Plan reference 8792-002 PO from Couch consulting engineers. (Already submitted to SMDC)

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:

Other

Other (please specify):

Other (please specify): Buttress

Existing materials and finishes:

Stone work and bricks, lime mortar.

Proposed materials and finishes:

Dressed stone buttress, M4 mortar on a reinforced (B1131) concrete (C40/50) base with compacted 6F2 hardcore underneath. Void behind bulge to be filled with low pressure grout by specialist contractor

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

Ref 8792-002 P O . Lime kiln stabilisation works. Couch Consulting Engineers

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

Our neighbour, Mr Paul Statham is a trustee of Cheddleton Flint mill and is fully involved in the process.

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

Date (must be pre-application submission)

06/03/2026

Details of the pre-application advice received

Megan advised that I could make a variation of condition application. I submitted this only to be informed by SMDC Planning that I needed to apply for planning permission(email - 19th March).

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

Certificate Of Ownership - Certificate B

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:
Number: 12
Suffix:
Address line 1: Adams Grove
Address Line 2:
Town/City: Leek
Postcode: ST13 8NX
Date notice served (DD/MM/YYYY): 25/03/2026
Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs

First Name

Ann

Surname

Roberts

Declaration Date

25/03/2026

☒ 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

Ann Roberts

Date

25/03/2026