

Mr. C. Johnston
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

28th September 2026

Dear Chris

VARIATION OF APPLICATION SMD/2024/0242 – THE BLACKSMITHS ARMS, ALTON, ST10 4AZ

I write to you on behalf of my clients Mr. & Mrs. Power-Vaughan who have instructed me to lodge a s73 application to vary conditions 2, 7, 9, 10 and 16 of the above planning consent.

The variation of Condition 2 is proposed to facilitate some changes to the external appearance of the approved development which are shown on the following revised / additional plans:

- BSAA-SA-XX-ZZ-DR-A-0101 Rev.P.03 – Proposed Block Plan
- BSAA-SA-XX-ZZ-DR-A-0202 Rev.P.07 – Proposed Floor Plans
- BSAA-SA-XX-ZZ-DR-A-0402 Rev.P1 – Proposed Elevations
- BSAA-SA-XX-ZZ-DR-A-0404 Rev.P1 – Proposed Joinery Details

The revised plans show the following proposed revisions to the approved scheme:

- Alterations to site layout, including re-siting and reduction in the number of parking bays (6no. proposed – 2no. per unit), along with provision of small frontage amenity areas to Apartments 1 and 2, and larger private garden to Apartment 1.
- Provision of alternative door design to Apartment 1 on NE Elevation
- Provision of alternative door design to Apartment 2 on NE Elevation
- Alteration to the size and position of opening to Apartment 3 on NE Elevation
- Retention of brickwork to lower elevation to Apartments 2 / 3 on NE Elevation

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- Provision of black render to the upper elevation to Apartments 2 /3 on NE Elevation. The render will comprise of EWI Pro EWI-075 Silicone Render in a custom RAL 9005 Jet Black finish (1.5mm grain). Please see enclosed photomontage.
- Minor changes to window designs on NW elevation
- Removal of ground floor window in SE Elevation serving Apartment 2
- Removal of 2 x ground floor windows in SW Elevation serving Apartment 2
- Removal of first floor window in SW Elevation serving Apartment 2
- Introduction of bi-fold doors in SW Elevation serving Apartment 2

The variation of Condition 7 is proposed in order that it references the details of the proposed new facing materials as shown on the enclosed revised plan (ref. BSAA-SA-XX-ZZ-DR-A-0402 Rev.P.07). The remainder of the building will be retained in its existing materials.

The variation of Condition 9 is proposed in order that it reflects the joinery details shown on drawing BSAA-SA-XX-ZZ-DR-A-0404 Rev.P1.

The variation of Condition 10 is proposed in order that it reflects the revised site layout plan as shown on drawing BSAA-SA-XX-XX-DR-A-0101 Rev. P.03.

The variation of Condition 16 is proposed in order that it relates to the submitted Noise Assessment prepared by Martec Environmental Consultants.

It is submitted that the proposed revisions to the layout of the site and the external appearance of the development will not give rise to any greater impact to the character and appearance of the surrounding area, or to the amenity of neighbouring residential occupiers, than that which was accepted under the originally approved scheme.

It is furthermore submitted that the reduction in the number of car parking spaces and alterations to their position within the site will not give rise to any harm to highway safety, as ample manoeuvring space will be retained, and the proposed level of parking provision (2no. spaces per unit) is consistent with the Local Authority's adopted parking standards for these three-bedroomed apartments.

The development will therefore remain consistent with the provisions of policies SS1, DC1, DC2 and T1 of the Staffordshire Moorlands Local Plan, and the Local Authority is therefore duly requested to grant consent to vary conditions 2, 7, 9 10 and 16 to reflect the revised plans that have been submitted.

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I trust this proposal will be of interest, and should you have any queries or concerns with the submitted information that please contact me to discuss.

Yours sincerely

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