



Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

**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.

**1. Applicant Name, Address and Contact Details**

Title:	Mr	First name:	N/A	Surname:	N/A
Company name:	Hydes Brewery				
Street address:	30 Kansas Avenue			Telephone number:	Country Code: National Number: Extension Number:
				Mobile number:	
Town/City:	Salford			Fax number:	
County:	Gt Manchester			Email address:	
Country:	United Kingdom				
Postcode:	M50 2GL				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

**2. Agent Name, Address and Contact Details**

Title:	Mr	First Name:	Robert	Surname:	Murray
Company name:	RMA				
Street address:	Stanneybrook Farm House			Telephone number:	Country Code: National Number: Extension Number:
				Mobile number:	
Town/City:	Crowton			Fax number:	
County:	Cheshire			Email address:	
Country:	United Kingdom				
Postcode:	CW8 2RX				
					robmurray.rma@gmail.com

**3. Description of Proposed Works**

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Replace existing double door opening to rear, with 4nr sliding doors, and one permanent door. Re-open existing boarded up fireplace, to create feature double sided see through fire place

Has the development or work(s) already started? ☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Red Lion		
Street address:	Market Place		
	<input type="text"/>		
Town/City:	Leek		
County:	Staffordshire		
Postcode:	ST13 5HH		

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:	398414
Northing:	356560

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Same as existing - as local authority collection

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Same as existing - as local authority collection

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

## 9. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

What is the total volume of the listed building?

624.00000  
000 m<sup>3</sup>

What is the volume of the part to be demolished?

8m<sup>2</sup>

What was the date (approximately) of the erection of the part to be removed?

Month: 03 Year: 2000

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Existing rear wall with double door opening. Re-open existing fireplace in centre of building.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To open up the rear area and provide more light, and increase customer usage of rear area and increase vision through to external area and therefore attract customers to use it. By re-opening the existing fireplace, we will be restoring one of the buildings previous features and creating vision through to the rear area, connecting the two spaces.

## 10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Photo Montage  
Existing Plan  
Proposed Plan  
Existing & Proposed Rear Elevation

## 11. Listed Building Grading

If known, 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

## 12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

## 13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

## 14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

## 14. Materials (continued)

### External walls - add description

Description of *existing* materials and finishes:

Rendered walls with graffiti/artwork to rear

Description of *proposed* materials and finishes:

lower (ground floor) section of wall removed to allow for new sliding windows/doors to be fitted. Render repairs and external paint finish

### Windows - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

New aluminium powder coated sliding fully glazed doors

### External doors - add description

Description of *existing* materials and finishes:

Existing timber double doors removed

Description of *proposed* materials and finishes:

New aluminium powder coated fully glazed door (toughened glass)

### Internal walls - add description

Description of *existing* materials and finishes:

Existing plasterboard and brickwork walls to be cut back to reveal the original fireplace.

Description of *proposed* materials and finishes:

Please fireplace detail drawing attached. New stone edging block, brick hearth, and log stores, with reclaimed brickslips (to match existing building character) to line opening and plasterboard finish to customer facing elevations.

### Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

### Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

### Others - add description

Other

Description of *existing* materials and finishes:

Existing canopy removed to rear side elevation (off kitchen wall)

Description of *proposed* materials and finishes:

New canopy to be fitted above new opening in rear wall - above new sliding doors/windows

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

Photo Montage  
Existing Plan  
Proposed Plan  
Existing & Proposed Rear Elevation

## 15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒

Package treatment plant ☐

Unknown ☐

Septic tank ☐

Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

## 16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☒ Soakaway

☒ Existing watercourse

## 17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

## 18. Existing Use

Please describe the current use of the site:

Existing Public House

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

## 19. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

## 21. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

## 22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

### 23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

### 24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

### 25. Site Area

What is the site area?

339.4 sq.metres

### 26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Public house serving food and beverages, with ventilation to kitchen and toilets

Is the proposal for a waste management development?

☐ Yes ☒ No

### 27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

### 28. 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? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

### 29. Certificates (Certificate A)

**Certificate Of Ownership - Certificate A**  
**Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England)**  
**Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:  First name:  Surname:   
Person role:  Declaration date:  ☒ Declaration made

### 30. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

☒ Date