Part One

Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Ian | Surname: Ankers

Company name:

Street address: Ryecroft Farm
Rushton Spencer

Town/City: Macclesfield
County: Cheshire
Country: England
Postcode: SK11 0RP

	Country Code	National Number	Extension Number
Telephone number:		01260 226482	
Mobile number:			
Fax number:			

Email address: iananker s@tesco.net

Are you an agent acting on behalf of the applicant? ( ) Yes (•) No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

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

Divsion of existing bedroom

Has the work already started without planning permission? ( ) Yes (•) No

4. Site Address Details

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

House: 0 | Suffix:

House name: Ryecroft Farm

Street address:
Rushton Spencer

Town/City: MACCLESFIELD

County:

Postcode: SK11 0RP

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

Easting:

Northing:

Description:

5. 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:

Previous application for first floor alterations: ref: 07/01486/LBC

6. 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: Ms First name: Gill Surname: Bayliss

Reference:

Date (DD/MM/YYYY): 03/01/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Proposals for division of bedroom appeared satisfactory

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (•) Yes ( ) No

If Yes, please provide details:

Discussed with following neighbours;
Mrs s Bailey - Ryecroft Cottage
Mr J Sale - Charles Knowl Farm
Mrs P Brown - Parish Councillor

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

9. Materials

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

Ceilings - add description

Description of *existing* materials and finishes:

lath and plaster

Description of *proposed* materials and finishes:

as existing

Internal walls - add description

Description of *existing* materials and finishes:

plastered brick

Description of *proposed* materials and finishes:

plasterboard and skim on timber studding

Floors - add description

Description of *existing* materials and finishes:

pine boarding

Description of *proposed* materials and finishes:

as existing

Internal doors - add description

Description of *existing* materials and finishes:

pine ledged and boarded

Description of *proposed* materials and finishes:

pine ledged and boarded

Lighting - add description

Description of *existing* materials and finishes:

ceiling pendants

Description of *proposed* materials and finishes:

as existing

Are you supplying additional information on submitted drawings or plans? ( ) Yes (•) No

10. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

11. 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):

plan refs: RFB201 and 202A

12. 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

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

14. 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

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Regulation 6 of the 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.

Title: Mr First name: Ian Surname: Ankers

Person role: Applicant Declaration date: 05/03/2008 [X] Declaration made

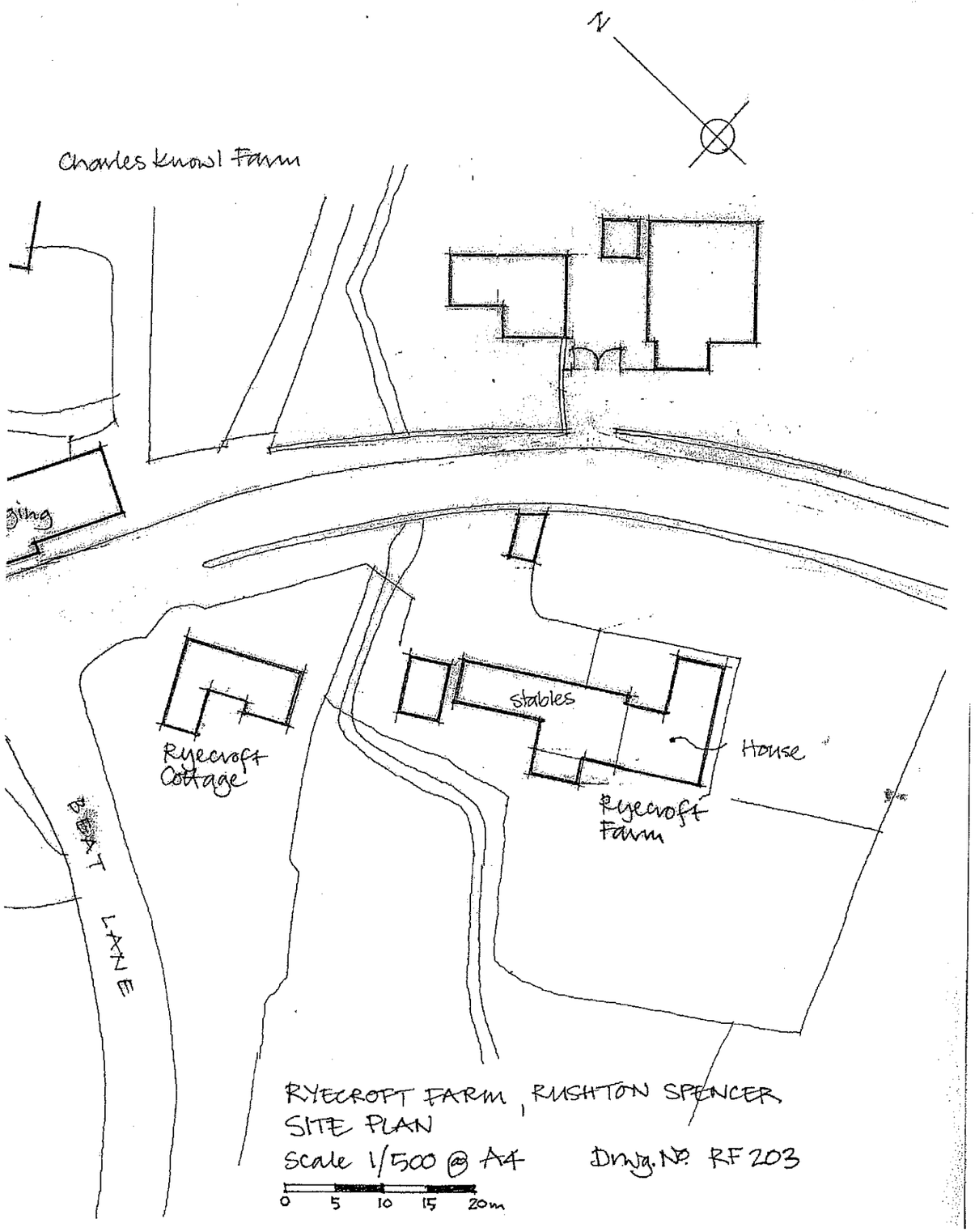
16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. [X]

Date 05/03/2008

08/00455 ... PAID

08/00405 LBC SMDC



RYECROFT FARM, RUSHTON SPENCER
SITE PLAN
Scale 1/500 @ A4 Drwg. No. RF 203

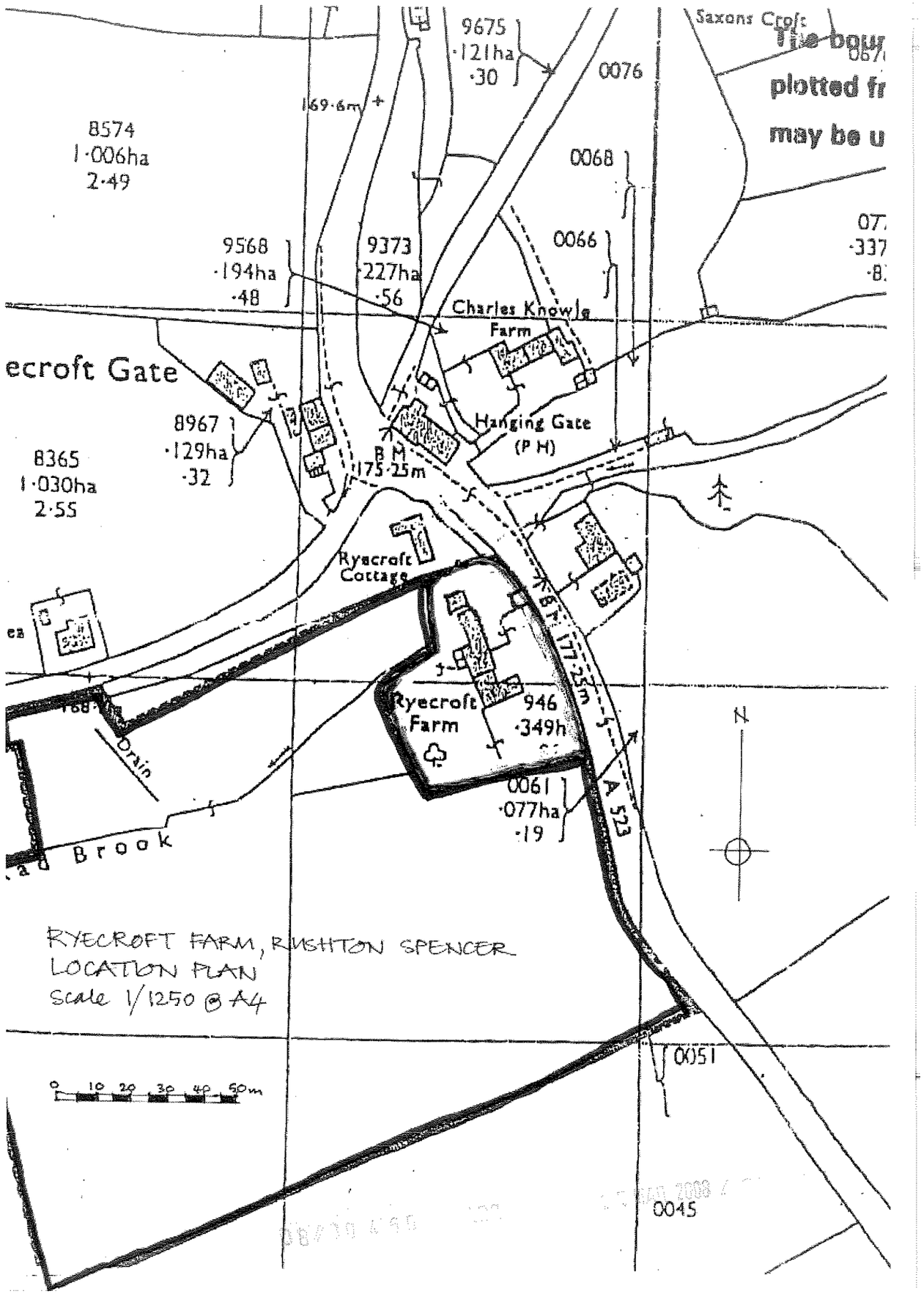
Ryecroft Farm Bedroom Alterations

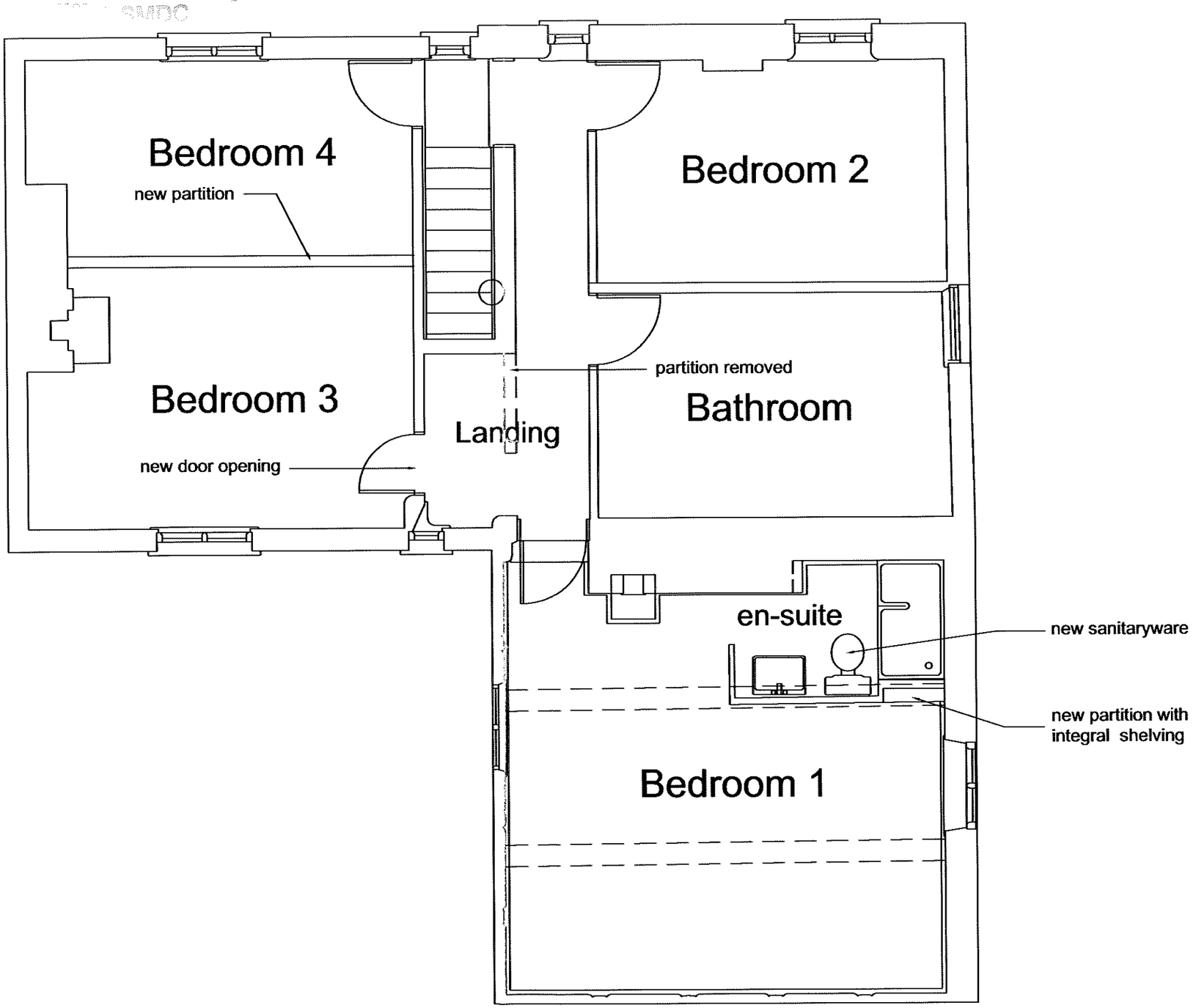
Design and Access Statement

There is currently insufficient sleeping accommodation in the house. Bedroom 3 is a very large bedroom (much larger than is reasonably necessary) and, by subdivision, provides an opportunity for creating an additional bedspace without the need for an extension.

The position of the partition has been chosen to give one reasonably-sized double bedroom and one single. It also enables the existing fireplace to be retained intact and wholly within one of the resulting rooms.

The removal of the partition to the landing cupboard not only allows a new access to the split bedroom but also provides a more generous landing space and additional natural light at this end of what is currently a long, narrow corridor.


9675
·121ha
·30
0076
169·6m
8574
1·006ha
2·49
0068
9568
·194ha
·48
9373
·227ha
·56
0066
Charles Knowle
Farm
ecroft Gate
8967
·129ha
·32
Hanging Gate
(P H)
8365
1·030ha
2·55
B M
175·25m
Ryecroft
Cottage
177·25m
Ryecroft
Farm
946
·349h
A 523
0061
·077ha
·19
Brook
RYECROFT FARM, RUSHTON SPENCER
LOCATION PLAN
Scale 1/1250 @ A4
0 10 20 30 40 50m
0051
0045
N





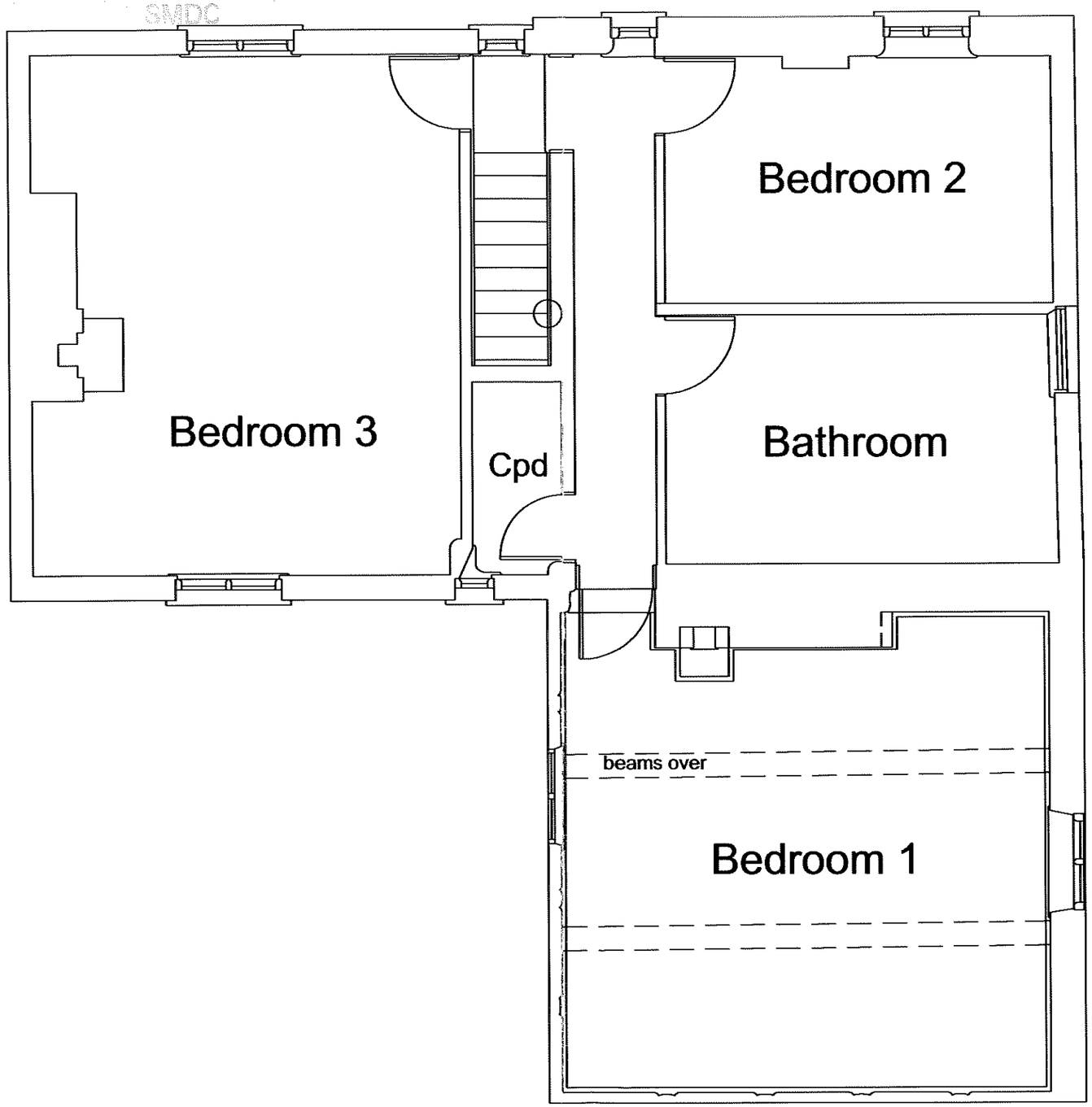
Ryecroft Farm Rushton Spencer

title
First Floor Plan as Proposed

scale
1/50@A3

dwg. no.
RF202

08/00465 PC SMDC



0 2 4 6m

Ryecroft Farm Rushton Spencer

title
First Floor Plan as Extg.

scale
1/50@A3

dwg. no.
RF201