STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

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

Part one

08/00955 LBC 02 MAY 2008 SMDC

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as part of the application which falls within the definition of personal data under the Data Protection .ct and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: Harracles Mill, Dunwood Lane, Rudyard

Town/City:

County: Staffordshire Moorlands

Country:

Postcode: ST13 8RG

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

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Breakwell

Company name: Sammons Architectural Ltd

Street address: 10, Cawdry Buildings, Fountain Street

Town/City: Leek

County: Staffordshire

Country: England

Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538 386002	
Mobile number:			
Fax number:			

Email address: sammonsltddavidb@aol.com

Description of Proposed Works

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

placement window frames and door

s the work already started
hout planning permission? ( ) Yes (•) No

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

House: 0 Suffix:

House name: Harracles Mill

Street address: Dunwood Lane

Rudyard

Town/City: LEEK

County:

Postcode: ST13 8RG

Description:

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

Easting: 395183

Northing: 357454

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ○ Yes ◉ No

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: Faith Surname: Cleverdon

Reference:

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

Details of the pre-application advice received:

Advice has been incorporated into design

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

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):

Windows - add description

Description of *existing* materials and finishes:

Timber casements with 'stick-on' metal glazing bars

Description of *proposed* materials and finishes:

Timber casements with moulded timber glazing bars

External doors - add description

Description of *existing* materials and finishes:

Timber door with 8 pane glazing

Description of *proposed* materials and finishes:

Demi glazed timber door

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:

Description of *proposed* materials and finishes:

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

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

2008-1531-02

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):

12. Listed Building Grading

f known, what is the grading of the listed building (as stated in he 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

f 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

certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the wner *(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 hich the application relates.

tle: Mr First name: David Surname: Breakwell

erson role: Agent Declaration date: 01/05/2008 [X] Declaration made

02 MAY 2008 SMDC

08/00955 LBC

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

Date 01/05/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Replacement windows and door**

ADDRESS : **Harracles Mill, Dunwood Lane, Rudyard**

APPLICANT : **Mr T Hill**

DATE : **May 2008** **JOB No.** : **2008-1531**

DESIGN

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ASSESSMENT

Assessment Area

The building is a Grade II Listed Building located in a rural setting. It is located on Dunwood Lane which links Rudyard village to Longsdon and Gratton. Development in the area is characterised by a sporadic pattern of detached historic buildings, mostly dwellings. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the application building.

Physical

The building was originally a water mill and probably dates from the C17th. The building is a mix of two and three storeys with the three storey element originally housing the mill and the lower part used for residential purposes. This proposal relates to openings in the two storey part. The building is constructed of local sandstone with a plain tile pitched roof. Openings have stone cills and headers. This part of the building has been extended, firstly along the line of the ridge to the north west, and in 1991 by adding a single storey extension onto the eastern face. The windows in the mill were replaced about 40 years ago; other windows are more recent. They are mainly single glazed timber casements with applied leading set within 3-light mullion window openings.

Planning Policy

The Development Plan for the area comprises the Staffordshire and Stoke on Trent Conservation Area and the Staffordshire Moorlands Local plan. The **Local Plan** shows the building located in an area of countryside designated as a Special Landscape Area and the North Staffordshire Green Belt. Green Belt policies are not triggered by the proposal but SLA policies N8 and N9 require proposals to avoid harming the high quality of the landscape and to be of a high standard design. There are no 'saved' Conservation Area and Listed Building Local plan policies. Policy B13 encourages good quality design in proposals.

Paragraph 3.2 of **PPG15 Planning and the Historic Environment** confirms that listed building consent is required for all works, both external and internal, that would affect a building's special interest. Paragraph 3.3 states that local planning authorities should 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 3.4 states that applicants for listed building consent must be able to justify their proposals, and that if the works would affect the character of a listed building, they must show why these are desirable or necessary.

EVALUATION

Planning policy guides the proposed scheme towards one that avoids changes to the historic quality and character of the building. The application proposes a replacement of modern timber

windows that have begun to badly rot with a design that is complementary to the qualities of the Listed Building.

DESIGN

General

The proposals have emerged from detailed discussions with the Council's Conservation Service about the options to renew these windows. There has been general agreement that the existing windows can be replaced with a single glazed alternative, maintaining the three-light flush mullion patterns. These have been designed in timber with timber glazing bars. Single glazing has been chosen to avoid thick frames and bars that can be synonymous with double glazing.

It is considered that the proposed scheme complies with listed building policy by resulting in a positive contribution to the character and appearance of the application building.

ACCESS

VEHICULAR AND TRANSPORT LINKS

These are not affected by the proposal.

INCLUSIVE ACCESS

This is not affected by the proposal.