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

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: | First name: | Surname:

Company name: Leek Conservative Working Mens Club

Street address: 210
Mill Street

Town/City: Leek
County: Staffordshire Moorlands
Country:
Postcode: ST13 8FA

	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: david@sammonsltd.co.uk

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):
Replacement windows and doors on front elevation

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

08/01777 LBC SMDC

4. Site Address Details

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

House: 210 Suffix:

House name: Leek Conservative Working Mens Club

Street address: Mill Street

Town/City: LEEK

County: Staffordshire

Postcode: ST13 8FA

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

Easting: 397751

Northing: 356942

Description:

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

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:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Are you supplying additional information on submitted drawings or plans? ◉ Yes ○ No

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

Drawing 2008.1596.03A, 04 and 05A

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):

Drawings 2008.1596.03A,04 and 05A

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: David Surname: Breakwell

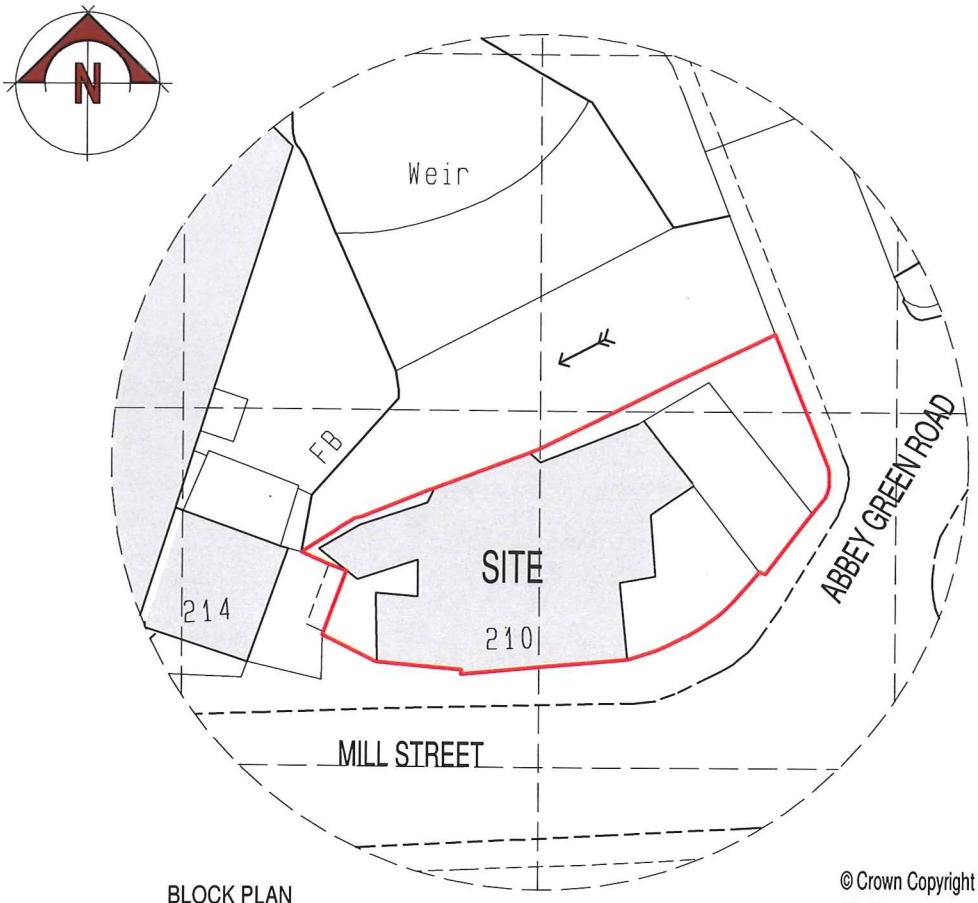
Person role: Agent Declaration date: 02/10/2008 ☒ Declaration made

16. Declaration

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

Date 02/10/2008

08/01777 LDC 03 OCT 2008 SMDC



BLOCK PLAN
Scale 1:500

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Scale Bar at 1:500

LEEK CONSERVATIVE WM CLUB

PROPOSED REPLACEMENT WINDOWS
AT LEEK CONSERVATIVE CLUB,
210 MILL STREET,
LEEK,
STAFFS,
ST13 8FA.

BLOCK PLAN

Date	Sheet	Scale
SEPT 2008	A4	1:500
Drg No.	Rev.	Drawn
2008-1596-07	-	ASR

Rev.

08/01777 LBC 02 OCT 2008 SMD

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: info@sammonsltd.co.uk

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All dimensions must be checked prior to commencement.

LISTED BUILDING DESIGN AND ACCESS STATEMENT

PROPOSAL : **Replacement windows and doors**

ADDRESS : **Leek Conservative Working Men's Club, Mill Street, Leek**

APPLICANT : **Leek Conservative Working Men's Club**

DATE : **October 2008** **JOB No.** : **2008.1596**

DESIGN

08/01777 LBC 02 OCT 2008 SMDC

ASSESSMENT

Assessment Area

The premises are a Grade II Listed Building located between the edge of the town centre and the edge of the town. Mill Street is a principal road (the A523) linking Leek with Macclesfield. The premises are currently used as a meeting and social club and is located in an area dominated by large industrial buildings. Given that the building is unique in its setting and that the proposal relates to renewing existing features, it is considered that the appropriate Assessment Area should be limited only to the application building.

Physical

The application building is two and three storeys and constructed of Moorlands gritstone and has a plain tiled roof. The two storey element has two rows of two windows and a central door. The two ground floor windows were recently replaced with the benefit of consent. This application proposes replacement windows for the first floor and a replacement door. The same consent approved replacement windows in the ground floor of the three storey element. That permission was implemented, and again, this application proposes the replacement of the remainder of the windows and the door. All existing windows and doors are timber and are perished. The windows in the three storey building are set in a bevelled recess that has been painted mid-grey.

Planning Policy

The Development Plan for the area comprises the Staffordshire and Stoke on Trent Structure Plan and the Staffordshire Moorlands Local plan. The **Local Plan** shows the building located within the town's settlement boundary. It is not located in a Conservation Area. There are no 'saved' Listed Building Local plan policies. However, 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.

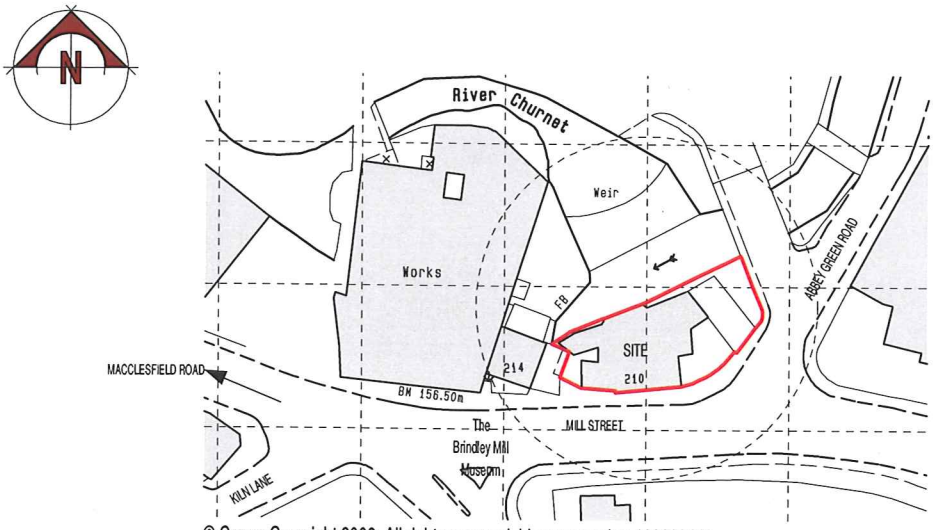
EVALUATION AND DESIGN

Planning policy guides the proposal towards a scheme that respects the character of the existed Listed Building. The proposals for the upper windows in the three storey building replicate the pattern and design of the windows they replace. The upper floor windows in the two storey building are single window casements. The replaced ground floor windows are multi-paned- 6 panes to the right of the door and 9 panes to the left. The replacement first floor windows therefore follow the pattern of the ground floor windows, rather than the single pane form. To do this and to retain casement openings, the upper floor left hand window has 12 panes; the upper floor right hand window has 6 panes.

Mouldings for all replacement windows follow those that they replace in the three storey building, and replicate the recently replace windows in the two storey building.

The two existing timber doors each have 6 moulded panels. The proposal seeks to replace them with new timber doors of a similar pattern.

It is considered that the proposed scheme complies with conservation and listed building policy by reflecting the character and appearance of the application building.



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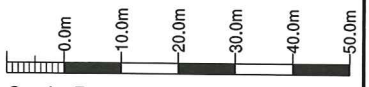
LOCATION PLAN
Scale 1:1250



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PROPOSED REPLACEMENT WINDOWS
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LOCATION PLAN

Date	Sheet	Scale
SEPT 2008	A4	1:1250
Drg No.	Rev.	Drawn
2008-1596-06	-	ASR
Rev.		

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