part one .

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

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as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.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

Company name: Butters John Bee

Street address: Lake View
Festival Way

Town/City: Stoke on Trent
County:
Country:
Postcode: ST1 5BJ

	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:		01538386002	
Mobile number:			
Fax number:			

Email address: sammonsltddavidb@aol.com

3. Description of Proposed Works

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

New shopfront and internal alterations

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

08/00905/ LBC 18 APR 2008 - SMD

4. Site Address Details

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

House: 0 Suffix:

House name:

Street address: 23-25 Derby Street

Town/City: Leek

County: Staffordshire Moorlands

Postcode: ST13 6HN

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

Easting: 398515

Northing: 356514

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:

Planning application (reference not known)

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: Mr First name: Chris Surname: Drage

Reference:

Date (DD/MM/YYYY): 29/02/2008 (Must be pre-application submission)

Details of the pre-application advice received:

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):

External walls - add description

Description of *existing* materials and finishes:

Black marbled finish to shopfront with metal shop window frame

Description of *proposed* materials and finishes:

Brick stall riser with painted timber window frame and shopfront

Internal walls - add description

Description of *existing* materials and finishes:

stud walls

Description of *proposed* materials and finishes:

removed

Floors - add description

Description of *existing* materials and finishes:

Tiles (in external area of recessed shopfront)

Description of *proposed* materials and finishes:

Concrete (internal extension to existing shopfloor)

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:

Drawing 2008-1536-04

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 drawing 2008-1536-04

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: 10/04/2008 ☒ 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 10/04/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : New shopfront and internal alterations

ADDRESS : 23-25 Derby Street, Leek

APPLICANT : Butters John Bee

DATE : April 2008 JOB No. : 2008-1536

DESIGN

ASSESSMENT

Assessment Area

The premises are a Grade II Listed Building located in a town centre location. Derby Street is a primary shopping frontage in the Leek Conservation Area. The premises are currently used as a charity shop and are within a terrace of similar shops. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the application building and shop premises within 50m of the application site.

Physical

The physical characteristics of the Assessment Area consist of two and three storeys, generally 19th/early 20th Century former dwellings (some incorporating much earlier original structures) which have been converted into shops. The application building is a wide 3 storey red brick building. It is Listed for group value but is understood to incorporate a 17th Century core. At ground floor there is a wide shop front faced in a black marble thought to have been installed in the late 1970's. The central part of the shop front is set back. The neighbouring buildings are not of a uniform style, but are all constructed with a local dark red brick with a clay tile roof. The buildings either side of the application site have bay windows at first floor; the building to the west has a mock Tudor black and white panel in its gable.

Shopfronts in the Assessment Area are generally modern and comprise a variety of designs and materials. The majority of shopfronts have plinths. Above the glazing, there is no firm pattern to the fascia signs. The fascia to the east is narrow, and the one to the west is particularly deep. Where illumination is present, this is generally externally lit. There are some projecting board signs at first floor level, but not at the application premises.

Where the application proposes the removal of internal walls within the building, these represent modern partition structures.

Economic

The application premises are within the core of town's shopping centre. It is important that the town centre retains its vitality through appropriate investment in existing commercial enterprises.

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 premises located within a Town Centre Shopping Street and therefore subject to Policy S7 which seeks to retain retail frontages. 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.
Paragraphs 4.19 and 4.20 confirm that planning decisions in respect of development proposed to be carried out in Conservation Areas must give high priority to preserving or enhancing the character or appearance of the area.

EVALUATION
Planning policy guides the proposed scheme towards one that avoids changes to the historic quality and character of the building, and seeks to enhance the character of the Conservation Area. The application proposes a replacement shopfront and minor internal alterations to the premises.
The existing shopfront is dated and considered to have little historic or architectural merit. The application proposes a shopfront that incorporates historic detailing and proportions that is more appropriate to the qualities of the building and the character of the Conservation Area.
The internal alterations are driven by means of escape legislation and the need to provide comfortable staff services. At present the means of escape from first floor level is via a staircase at the rear of the shop, through the length of the shop to the front door. The proposal is to provide a new escape door at the rear of the shop where there is currently a window. The existing staffroom is very small. It is proposed to remove the kitchen and toilet furniture, remove a stud partition and to make good, and to use this first floor room as a store. The staffroom will be relocated to the front of the first floor and involves the installation of new kitchen units and toilet.
The new floor works relate to the extension of the existing concrete slab to cover the new internal area created at the front of the shop by the reduction of the 'set-back' in the existing shopfront.

DESIGN
General
The application proposes a new shopfront with the same overall dimensions. Within that framework, the scheme proposes a slight reduction in the depth of the fascia from 0.8m to 0.75m. The shopfront glazing is proposed to take on a vertical emphasis incorporating a larger number of narrower sections. The proposal will incorporate a set back entrance, but smaller than the current scheme. The design includes a glazed fanlight which will incorporate an etched property number. It also incorporates a stallriser in a brick to match. The application also proposes decorated timber pilasters and corbels.
The proposed internal alterations are at a minor scale and do not effect the historic features of the building.
It is considered that the proposed scheme complies with conservation and listed building policy by resulting in a positive contribution to the character and appearance of the application building and enhancing the Leek Conservation Area.

ACCESS

VEHICULAR AND TRANSPORT LINKS
These are not affected by the proposal.

INCLUSIVE ACCESS
Floor levels at the proposed new shop doorway will provide suitable access for less abled people.

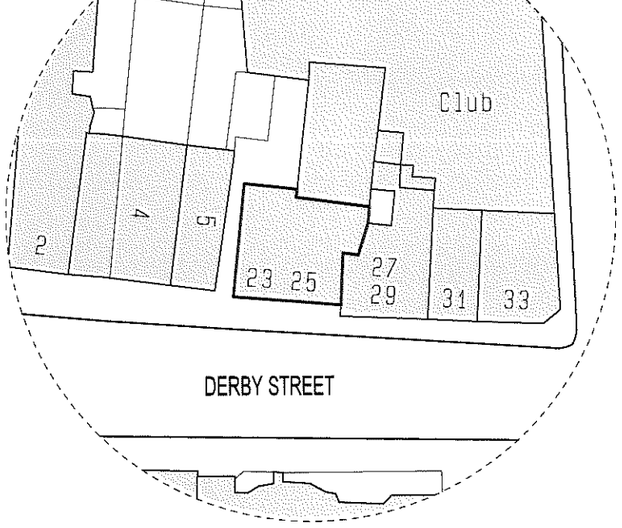


© Crown Copyright 2008. All rights reserved. Licence number 100020449

LOCATION PLAN

Scale 1:1250

08/00905/ LBC 18 APR 2008 - SMO



BLOCK PLAN

Scale 1:500

SCALE BAR @ 1:500



SCALE BAR @ 1:1250

Butters John Bee

PROPOSED REPLACEMENT SHOP-FRONT & INTERNAL ALTERATIONS TO 23 - 25 DERBY STREET, LEEK, STAFFORDSHIRE, ST13 6HN

LOCATION & BLOCK PLAN

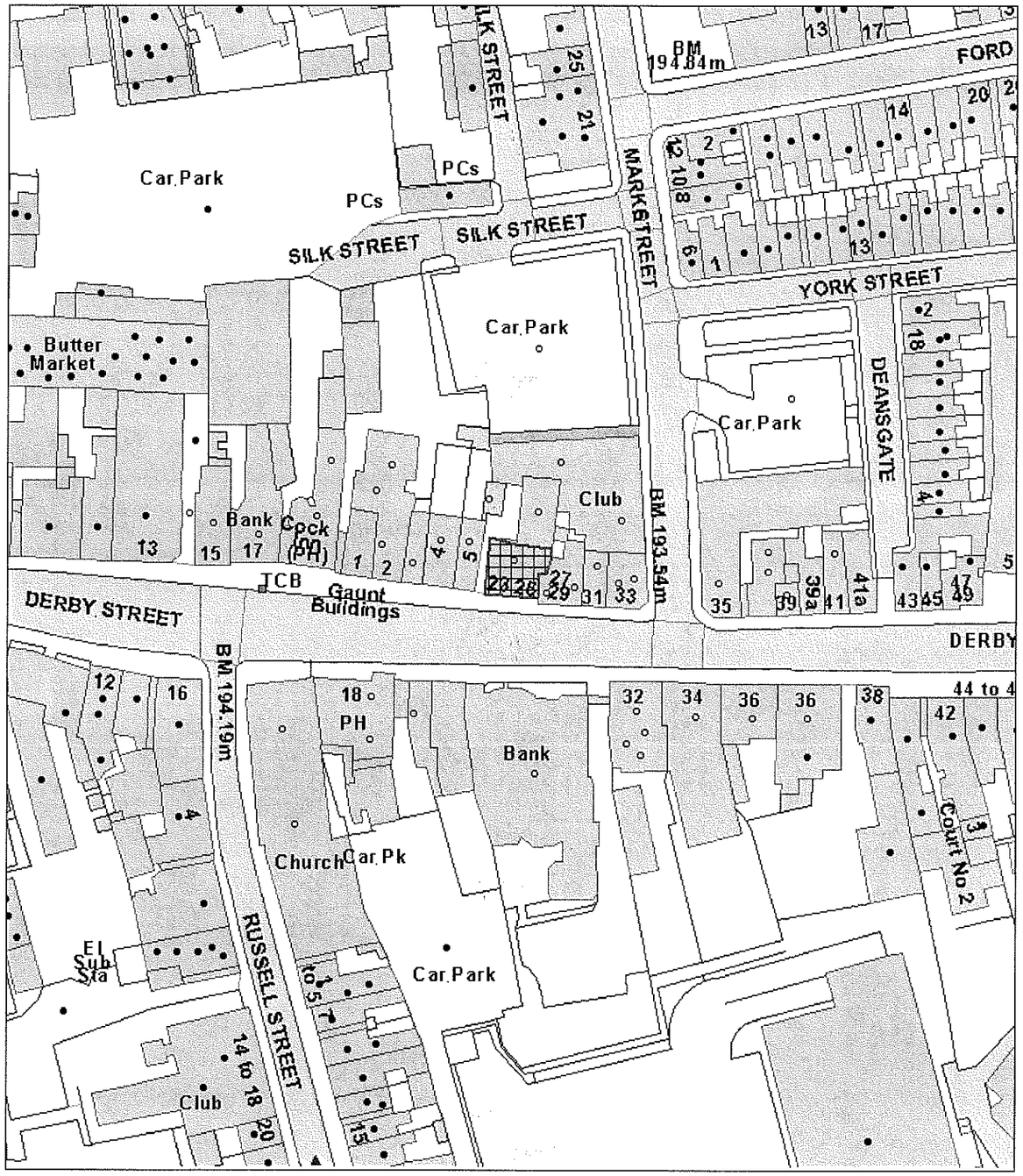
Date	Sheet	Scale
MARCH 2008	A4	1:1250, 1:500
Drg No.	Rev.	Drawn
2008-1536-03	-	AB

Rev.

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

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.

Reference:	08/00905/LBC LEEK



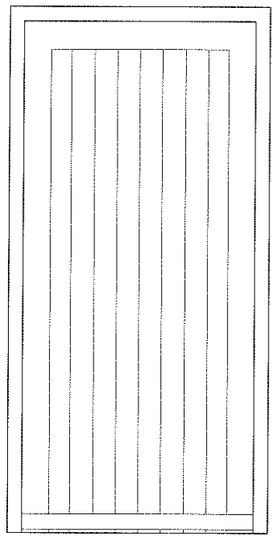
Scale : 1:872

This copy has been produced specifically for the Map Return Scheme purposes only. No further copies may be made.

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council. Licence no. 100018384. 2007.

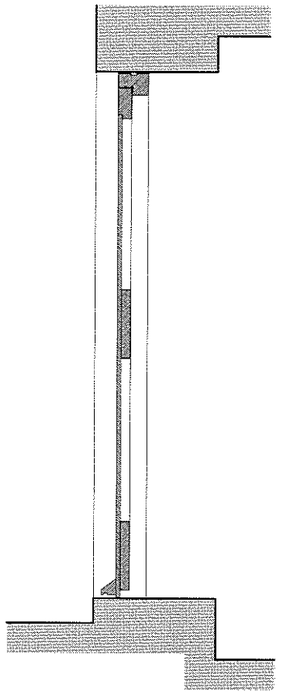
Organisation	SMDC
Department	Planning
Description	

PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com



ELEVATION (EXTERNAL) OF REAR ESCAPE DOOR

Scale 1:20



SECTION THROUGH REAR ESCAPE DOOR

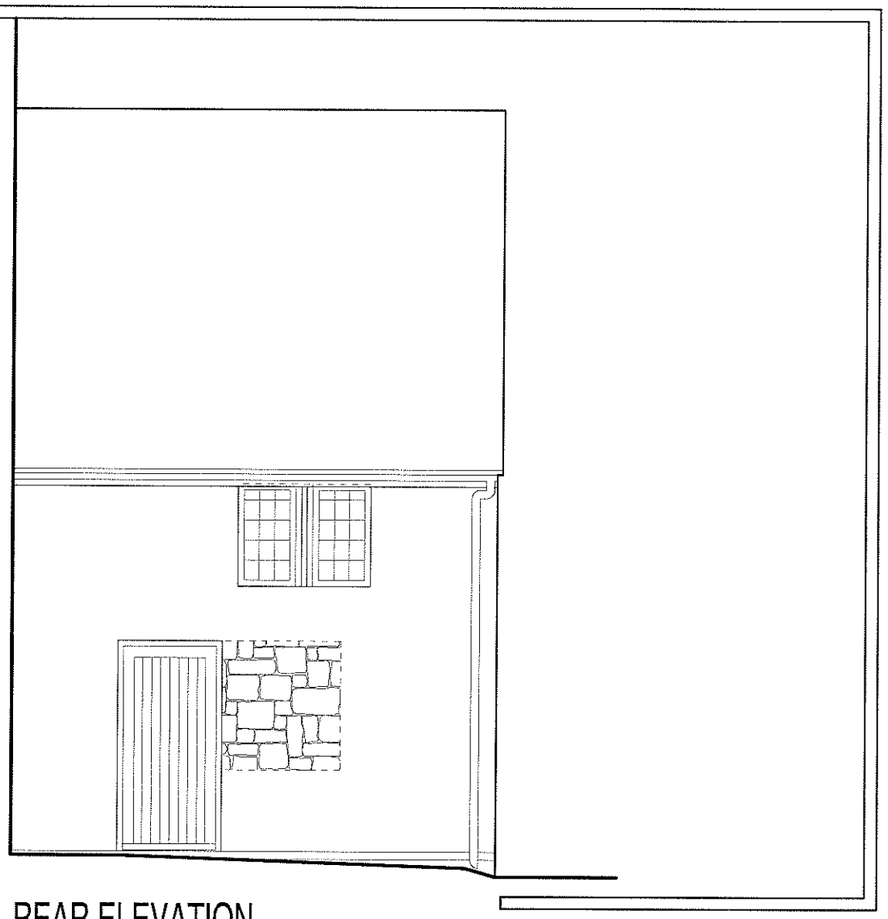
Scale 1:20

EXISTING REAR ELEVATION WINDOW

The existing rear elevation ground floor window in the current office shall be removed.
Part of the opening is to have a section of the wall below the window removed to allow a new escape door to be installed as indicated.
The rmaining opening is to be built up in a wall construction to match the existing. Re-use stone from the doorway externally with any new stone as required to match the existing and lay in a style to match the existing
Make good internally as required.

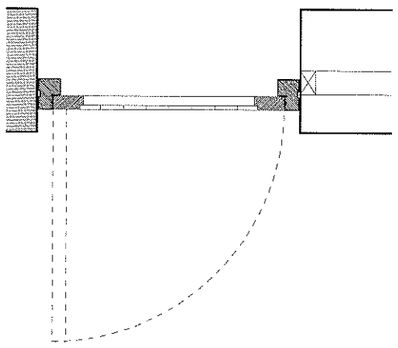
NEW REAR ESCAPE DOOR

The new rear escape door is to be formed in softwood and fixed in a hardwood frame. The door is to be vertically boarded as indicated and painted to match the shop front.
Provide mastic seal to frame internally and externally as required.
Door to be fitted with simple fastenings to allow the door to be opened in case of emergency with out the use of a key.
Type to be agreed on site with Local Authority Building Inspector.
Provide signage internally to the face to read "MIND YOUR HEAD" and "MIND THE STEP"



REAR ELEVATION

Scale 1:50



PLAN OF REAR ESCAPE DOOR

Scale 1:20

0.0m 0.5m 1.0m 1.5m 2.0m

Scale Bar at 1:20

S/009057 LBC 18 APR 2008 - S.M.D

0.0m 1.0m 2.0m 3.0m

Scale Bar at 1:50

Butters John Bee

PROPOSED REPLACEMENT SHOPFRONT
& INTERNAL ALTERATIONS TO
23-25 DERBY STREET,
LEEK,
STAFFS
ST13 6HN.

WORKING DRAWING SHEET 2 OF 2

Date	Sheet	Scale
APRIL 2008	A3	1:50,1:20
Drg No.	Rev.	Drawn
2008-1536-05	-	ASR

Rev.

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

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.