08/00759 FUL
+08/00760/LBC

part one.
SMDC

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

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as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: 23 Prince George Street

Town/City: CHEADLE

County: Staffordshire

Country: England

Postcode: ST10 1HX

	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: Chris | Surname: Hesketh

Company name: Christopher Taylor Design Ltd.

Street address: Clerk Bank House
Clerk Bank

Town/City: LEEK

County: Staffordshire

Country:

Postcode: ST13 5HE

	Country Code	National Number	Extension Number
Telephone number:		01538 373477	
Mobile number:			
Fax number:			

Email address: chris.hesketh@chris-taylor-design.co.uk

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):

Proposed replacement dormer and casement windows to front elevation

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

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4. Site Address Details

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

House: 23 Suffix:

House name:

Street address: Prince George Street

Town/City: CHEADLE

County: Staffordshire

Postcode: ST10 1HX

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

Easting: 400723

Northing: 343367

Description:

5. 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: Gillian Surname: Bayliss

Reference: Conservation Officer

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

Details of the pre-application advice received:

pre-application advice recieved by e-mail.

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

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (●) No

8. Neighbour and Community Consultation

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

9. Council Employee / Member

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

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10. 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 ( ) 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 [155] m^3 What is the volume of the part to be [2.5] m^3

What was the date (approximately) of the erection of the part to be removed? Month: [01] Year: [1980] (Date must be pre-application submission)

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

existing C20 dormer windows to front elevation roof

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

to replace existing windows with casement windows more sympathetic to the Listed Building

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):

See attached drawings number reference : 07101 AL02 and AL03

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. 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

15. 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:

N/A

Description of *proposed* materials and finishes:

N/A

Roof covering- add description

Description of *existing* materials and finishes:

Staffordshire Blue plain clay tiles

Description of *proposed* materials and finishes: 08/00759 FUL 31 MAR 2008 SMDC

Staffordshire Blue plain clay tiles, to match existing

Chimney - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - add description

Description of *existing* materials and finishes:

Timber framed double glazed C20 casement windows throught the building

Description of *proposed* materials and finishes:

Timber framed single glazed double hung sash windows to the front elevation and timber framed single glazed casement windows to the new dormer windows

External doors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Ceilings - add description

Description of *existing* materials and finishes:

Painted plasterboard

Description of *proposed* materials and finishes:

Painted plasterboard to match existing

Internal walls - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Floors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Internal doors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Rainwater goods - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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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:

See attached drawing numbers : 07101 AL03, AL04 and AL05

16. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Connection into existing SVP's above ground

17. 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	

18. Biodiversity and Geological Conservation

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

19. Existing Use

Please describe the current use of the site:

Private house

Is the site currently vacant? ( ) Yes (●) No

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

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20. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

22. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No ○ Unknown

24. 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

25. Hours of Opening

If known, please state the hours of opening 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	

26. Site Area

What is the site area? 460 sq.metres

27. 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:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

28. Hazardous Substances

s any hazardous waste involved in the proposal? ○ Yes ◉ No

29. 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

30. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & 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.

Title: Mr First name: Chris Surname: Hesketh

Person role: Agent Declaration date: 31/03/2008 ☒ Declaration made

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30. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Chris Surname: Hesketh

Person role: Agent Declaration date: 31/03/2008 ☒ Declaration Made

31. Declaration

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

Date 31/03/2008

23, PRINCE GEORGE STREET, CHEADLE, STAFFORDSHIRE

PROPOSED REPLACEMENT OF C20th DORMER AND CASEMENT WINDOWS TO FRONT ELEVATION



CONSERVATION DESIGN & ACCESS STATEMENT

Christopher Taylor Design Limited
architects and designers
historic buildings advisors

Clerk Bank House
Clerk Bank
LEEK
Staffordshire
ST13 5HE

SMDC
08/00759 FUL

March 2008

3.0 ACCESS PROPOSALS

Access :

Access to the house is from Prince George Street, via an existing steep, stepped approach, along a narrow private pathway to the front of the property.

The proposed alterations to the windows do not affect the existing access arrangements to the house.

2.0 DESIGN PROPOSALS

The following commentary is a summary of the proposed alterations to 23, Prince George Street and is intended to be read in conjunction with the drawings submitted with the application for Full Planning Permission and Listed Building Consent. It describes the proposed alterations and reinstatements.

1. The principle alteration is the removal and replacement of the existing C20th flat roofed dormer window that sits awkwardly off-centre to the south (front) elevation roof. It is proposed to form two separate plain clay tiled pitched roof dormer windows. Positioned directly above the existing first and ground floor windows. Creating a more symmetrical and proportionally balanced elevation appropriate to the Listed Building.

2. The current C20th timber-framed casement windows to the front elevation pay little reference to the proportions or scale of the original historic fenestration and symmetry of the elevation.

3. It is proposed to replace the existing standard casement windows with new historically referenced 8-over-8 and 4-over-8 timber sash windows to the ground and first floor respectively. The new windows have been designed to reflect the historic proportions of the sash windows most likely to have been there originally albeit the new sashes will be operated using a spring-balance mechanism rather than sash cords and weights within a box. The reason for this is so as not to disturb the existing internal window reveals but to fit between the previous altered jambs.

4. It is also proposed to replace the existing ground floor casement window to the east extension with a new historically proportioned casement window which will sit more comfortably with the proportions and hierarchy of the original house.

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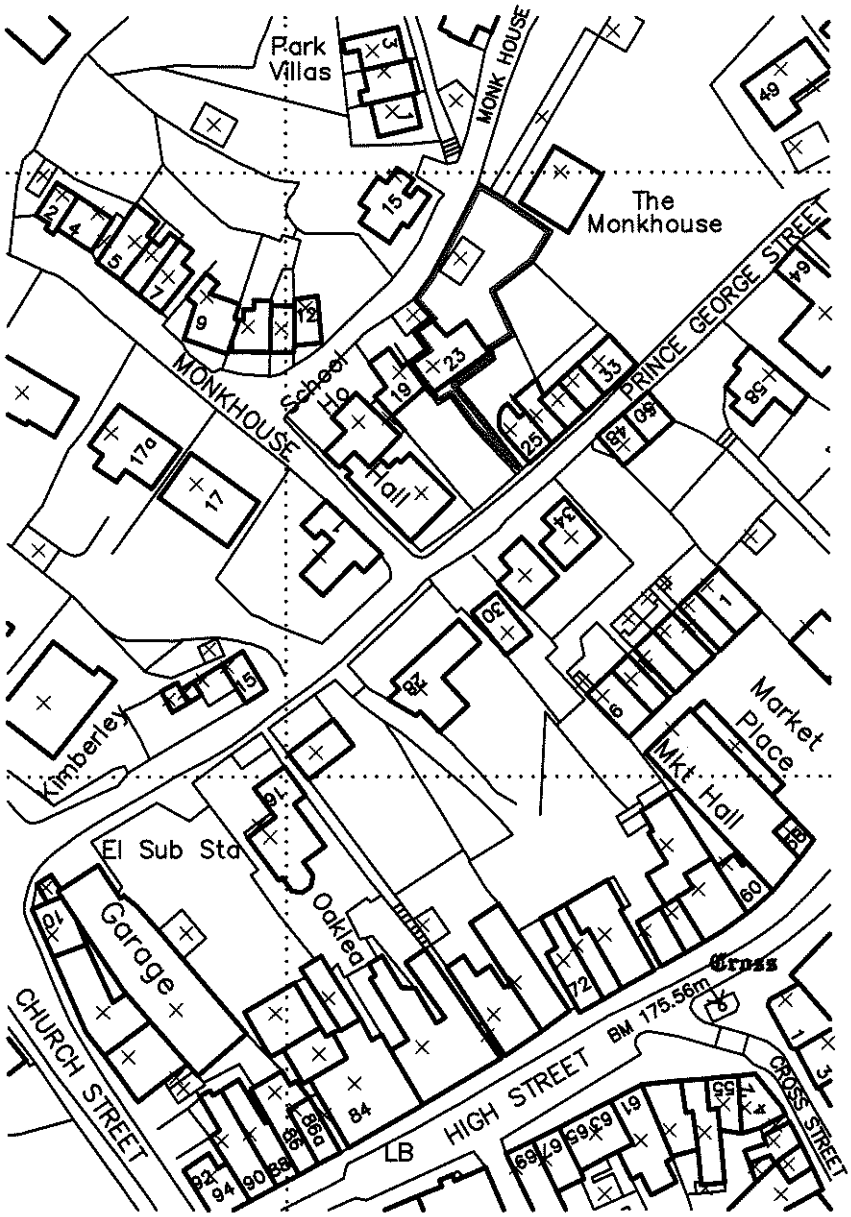
1. This drawing is copyright.
2. All dimensions to be checked on site before proceeding.
3. Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level.
4. Contractor must notify the architect of any discrepancies before proceeding.



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Rev	Date	Drawn	Description

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architects and designers
historic building advisors
Clerk Bank House
Clerk Bank
LEEK
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ST13 5HE

Tel: 01538 373477
Fax: 01538 386503
e: info@chris-taylor-design.co.uk

Client: Mr & Mrs Twemlow
23 Prince George Street,
CHEADLE, Staffordshire

Project: proposed replacement dormer windows

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Title: site location plan

Scale:	1:1250	A4	:Size	Job No:	07101
Drawn:	CgH	CH	:Chk'd	Date:	Jan 08

File path: \\drawings\2007\07101 23 Prince George Street\07101 site loc pln\AL01

Drawing Number: AL01