FORM 1

STAFFORDSHIRE moorlands DISTRICT COUNCIL

AIMING·FOR·EXCELLENCE

Part 1

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

Please read the attached guidance notes before completing this form.

FIVE copies of this form and FIVE copies of the plans are required.

1. APPLICANT	2. AGENT
Name: Gateway Properties	Name:
Address: 27 Braithwell Drive Milton, Stoke-On-Trent, Staffs, ST2 7NT	Address:
Tel. No.: 07873365053	Tel. No.:

Particulars of Proposed Development

3. Address or location of proposed development.	Maude Institute, Clerk Bank, Leek, ST13 5HB
4. Description of proposed development.	Change of use from former snooker hall to form 4No. two bed self-contained apartments with alterations to elevations

Type of Application

5. (a) Is this a full application? (This includes a change of use)	YES		
(b) Is this an outline application? (See Guidance Notes)	NO	If **YES** tick the items (if any) for which you are seeking approval at this stage. 1. Siting (inc. layout) θ 2. Design θ 3. External Appearance θ 4. Means of Access θ 5. Landscaping θ	
(c) Are you applying for approval of reserved matters following an outline permission?	NO	If **YES** state reference and date of outline permission.	
(d) Are you applying for temporary permission?	NO	If **YES** state the length of period for which you are applying.	
(e) Are you applying for renewal of an existing temporary permission or to continue a use or retain a building without complying with a condition(s)?	NO	If **YES** state reference and date of existing permission and relevant condition where appropriate.	
6. State whether your proposal includes:- (a) New Buildings	NO		
(b) Alterations or extensions to existing buildings	YES		
(c) Change of Use	YES		
(d) Construction of new access to highway — Vehicular / Pedestrian	No / No		
(e) Alteration of existing access to highway — Vehicular / Pedestrian	NO / NO		
(f) Any operations not falling within the above categories.	NO		

Please turn over .....

Site Particulars

7. (a) Present use of land or buildings.	Vacant
(b) If vacant, state the last use and the date it ceased.	Former snooker/pool hall with licensed bar & beer garden as of May 07
(c) What is the area of the application site? (metric only)	660m2
(d) Are there any buildings which are to be demolished?	YES If **YES** indicate on your submitted plans
(e) Are there any trees which will have to be lopped, topped or felled?	NO If **YES** indicate on your submitted plans
(f) Are there any public rights of way crossing the site?	NO If **YES** indicate on your submitted plans and show any proposed diversion

Additional Information

8. Are you providing public open space within the development?	NO If **YES** please ensure this is clearly identified on the submitted plans. If **NO** please refer to guidance notes			
9 State the type, colour and finish of the external materials. (If alterations or extensions to buildings are involved)	Existing Walls			
	Proposed Walls			
	Existing Roof	-		
	Proposed Roof	-		
10. How will surface water be disposed of? (Please tick appropriate box)	Mains			
11. How will foul sewage be dealt with?	Mains			
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	6	Additional Spaces	0
13. Is the application for industrial, office, warehousing, storage, retail or other commercial development?	NO If **YES** complete **Form 2**			
14. Is the application for a dwelling or caravan in connection with agriculture, horticulture or forestry?	NO If **YES** complete **Form 3**			

Ownership

15. State the nature of the applicant's interest in the application site. (Owner, lessee, prospective purchaser, etc.)	Potential purchaser
16. State whether the applicant owns or controls any adjoining land and if so give its location (also edge blue on plans).	No
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	**B**

Fee

18. State the amount of the fee submitted with the application	Second attempt

19. I hereby apply for:- (Tick appropriate box)

(a) Planning permission to carry out the development described in this application and the accompanying plans.	Yes
(b) Approval of details of such matters as were reserved in the outline permission described in this application and the accompanying plans.	No
(c) Planning permission to retain buildings or works already carried out, or a use of land already commenced as described in this application and the accompanying plans.	No

I understand that this is an application for planning permission only and not for any other form of approval which may be required.

Signed:..... Dated: 17/03/2008.....

On behalf of:.....

Form LB/1

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Application No.:

Date Received:

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

Part 1

08/00228/

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

APPLICATION FOR LISTED BUILDING CONSENT

Before completing the form, you are advised to read carefully Form LB/1A Notes for the Guidance of Applicants.

Three copies of Form LB/1 should be submitted with three copies of the plans as specified in Form LB/1A.

I/We hereby apply for permission to carry out the works described in this application as shown on the attached plans and drawings.

PART 1 – GENERAL INFORMATION

(In this part, the word 'Land' includes any buildings thereon)

1. Name and Address of Applicant *(in block capitals)* Full Name: Gateway Properties (Stoke) LTD Address: 27 Braithwell Drive, Stoke-On-Trent, Staffs Post Code: ST2 7NT Telephone No.: 07873365053	2. Address and/or location of building in sufficient detail to enable it to be readily identified. Former Maude Institute, Clerk Bank, Leek ST13 5HB
3. (i) Particulars of Applicant's interest in the land (e.g. owner, lessee, prospective purchaser, etc.) (ii) All applications must be accompanied by a certificate under Section 11 of the Planning (Listed Building and Conservation Areas) Act, 1990. State here type of certificate attached (LB/A, B, C or D).	(i) Prospective Purchaser (ii) LB/B

4. Describe briefly the proposed works.	Change of use from D1 planning to residential

Continued over

5. State the purpose for which the land and/or buildings are now used, or the last purpose for which they were used, giving the date.	Snooker hall with licensed bar area & beer garden facility
6. (i) State all the purposes for which it is intended that the land and building(s) shall be used, including any proposed use(s) after redevelopment in the case of a proposal for demolition of a Listed Building. (ii) Where demolition is involved, has any planning application(s) been submitted in respect of redevelopment of the site and at what date(s)?	(i) Change of use to form 4 No. two bedroom self contained apartments with associated parking with demolition of small extension to rear. (See plans) (ii) N/A
7. (i) Does the building, so far as you are aware, contain internally any features or fittings of architectural or historic interest? If so, please specify. (ii) Does the site contain, so far as you are aware, any feature or fitting of architectural, archaeological or historic interest? If so, please specify.	(i) No (i) No

8. If the proposal involves external alterations or extensions to a Listed Building:- (i) What are the facing materials and colours as existing and as proposed:- (if more than one material this should be stated). (a) external walls; (b) roof covering; (c) rainwater goods and external plumbing (ii) Are any alterations to be made to the exterior of the existing buildings? If so, state clearly what these alterations are unless indicated on the plans. (iii) Do the proposed alterations/extensions involve the alteration, concealment or destruction of any of the features referred to in Question 7?	(i) Existing / Proposed (a) Red/brown / (a) Red/brown (b) N/A / (b) N/A (c) N/A / (c) N/A (ii) N/A (iii) See plans (Demolition of extension to rear and restoration of original window openings) No
9. If the proposal is for the demolition of the existing building:- (i) Give reason(s) for demolition. (ii) Briefly describe the condition of the building (preferably attaching a Builder's, Architect's or Structural Engineer's report if available). (iii) Has any estimate been made of the cost of repairs and if so with what results?	(i) Proposal to demolish a small extension to rear of building which is not in keeping with the character of the original building (ii) Building in good condition both externally & internally. (Copy of structural engineers report enclosed). (iii) Cost of refurbishment and change of use to 4 self-contained apartments is in the region of £220000

10. What provision has been, or can be, made to salvage any features of interest referred to in Question 7?	10. N/A

(If necessary, fuller answers to the questions above may be given on a separate sheet.)

Signed _____

Name (in BLOCK LETTERS) MATHEW EATON

Profession Architectural Technician

If signed by an Agent:

Address

Telephone No.

Date

K:\SHARED\WP-Planning\DEVCONT\FORMS\ApforListedBuildingConsent.doc/DB/AS

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate B*(a)*

08/0003 77/ FUL 26 MAR 2008 - S M D

I certify that:

~~I have~~/The applicant has/~~The appellant has~~* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/~~appeal~~*, was the owner*(b)* of any part of the land to which the application/~~appeal~~* relates, as listed below.

Owner's *(b)* name	Address at which notice was served	Date on which notice was served
Mr J. Deaville	MAUDE INSTITUTE, CLERK BANK, LEEK, ST13 5HB	25.03.08

Signed .....

*~~On behalf of~~ .....

Date 25.03.08

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) 'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

- * ~~None of the land to which~~ the application/appeal* ~~relates is, or is part of, an agri~~cultural ~~holding.~~

or

- * I have/~~The applicant has/The appellant has~~* given the requisite notice to every person other than my/~~him/her~~* self who, on the day 21 days before the date of the application/~~appeal*~~, was a tenant of an agricultural holding on all or part of the land to which the application/~~appeal*~~ relates as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
Mr J. DEAVILLE	MAUDE INSTITUTE CLERK BANK LEEK ST13 5HB	25.03.08

Signed .....

*~~On behalf of~~ .....

Date ..... 25.03.08 .....

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

DESIGN

AND

ACCESS STATEMENT

Proposed Change Of Use To Form 4 No. New Apartments

At

Clerk Bank

Leek

Client: Gateway Properties

Ref: 200

Date: Mar 2008

Contents

1.0	Introduction
2.0	Use
3.0	Amount
4.0	Layout
5.0	Scale
6.0	Landscape
7.0	Appearance
8.0	Access
9.0	Sustainability
10.0	Resources

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 The application is for a change of use from a two storey Victorian Grade II listed building formerly The Maude Institute, currently residing as a snooker hall with licensed bar area & beer garden into four self contained two bedroom luxury apartments, and to return the building to its former glory and reinstate much of its period features which have been removed/covered over the years. The plan also has provisions to demolish the new extension to the rear of the property which detracts from the original character and appeal of the historical building.

2.0 Uses

2.1 The building is located at Clerk Bank Leek. It is a land mark property on the corner of Clerk Bank with a grade II listing. (See attached ordnance survey plan).

2.2 It is a two storey structure with both floors open plan, formerly used as a snooker hall with licensed bar and beer garden. The business has now ceased trading at this address with the property remaining vacant. Vendor has stated that a commercial use for the building is no longer a viable or sustainable option.

2.3 The current owner has vacated these premises and reloced his business elsewhere thus rendering the building vacant until such time as a suitable vendor is found who is willing to continue running the premises with D1 planning consent or until a change of use is sought.

2.4 The conversion of such premises to residential would fulfill housing specific objectives by increasing the range and diversity of housing stock by providing two bedroom apartments in the town.

2.5 It would also secure the future of the building and ensure that the fabric of the building was up rated (both structurally & thermally) and that any external changes would be in keeping with its charm and historic past.

3.0 Amount

3.1 The proposal is to change the use of the building to form four self contained two bedroom apartments, each with its own bathroom and kitchen facility and parking space. In theory this would be of more benefit to the building itself than its current use due to the up-rated thermal properties that would arise due to meeting current Building Regulations. Also the permanent occupancy of the building would add more security than if it were run as a business/snooker hall and left vacant over periods when the business/snooker hall is closed.

3.2 The size and scale of proposal would sit comfortably within the current building and provide ample living accommodation, whilst maintaining to open feel and character internally which is one of the buildings main features.

4.0 Layout

4.1 The internal layout has been arranged to provide optimal living space.

4.2 All the main habitable rooms have wherever possible been positioned around the perimeter of the building to take advantage of the existing window openings and far reaching views out and to maintain the feeling of open space.

4.3 The proposal will simply create two self-contained apartments on each floor, accessed via the existing main entrance door, the side fire exit and a newly formed entrance to unit 2 at the rear of the building. All exits will exit onto Clerk Bank via new period feature doors in keeping with the style of the building.

4.4 A covered cycle rack and bin storage area is to be provided.

5.0 Scale

5.1 The scale of the proposed development remains in an unaltered state, the scale of the building, and this is considered to be entirely appropriate for its location.

6.0 Landscaping

6.1 The building is fronted onto Clerk Bank by an enclosed entrance courtyard. This will be solely available to unit 1. Select planting will be added along with the refurbishment & repainting of the existing fencing and gate. The existing sign will be removed and all feature windows restored/repainted. The existing entrance door will be refurbished and new low level planting to the entrance way added. To the side of the property is the existing parking area. The surface of this will be re-laid in a material agreed with the local planning authority and a landscaping plan will be submitted subject to Local Authority approval. To the rear there is an enclosed yard accessed by a walled and gated alleyway. Previously used as the beer garden, it is currently in a run down state with an old redundant oil tank to one corner and concrete slabs laid to flooring. There is a 2 storey extension which was added some 15-20 years ago. This will be demolished and the previous window openings restored as per proposed drawings. A landscaping plan shall be submitted for approval for the rear garden and side entrance area. Sole access for this area will be granted to unit 2.

6.2 Future management of the building communal areas will be undertaken by a management company supported by residents who will pay an annual maintenance fee and it is proposed that this will pay for the upkeep of appropriate lighting to the perimeter of the building to provide a safer and more welcoming feel to the building and Clerk Bank itself. It will also maintain the building and keep it to the standard to which it will be after the conversion.

7.0 Appearance

See attached photographs and structural engineers' condition report.

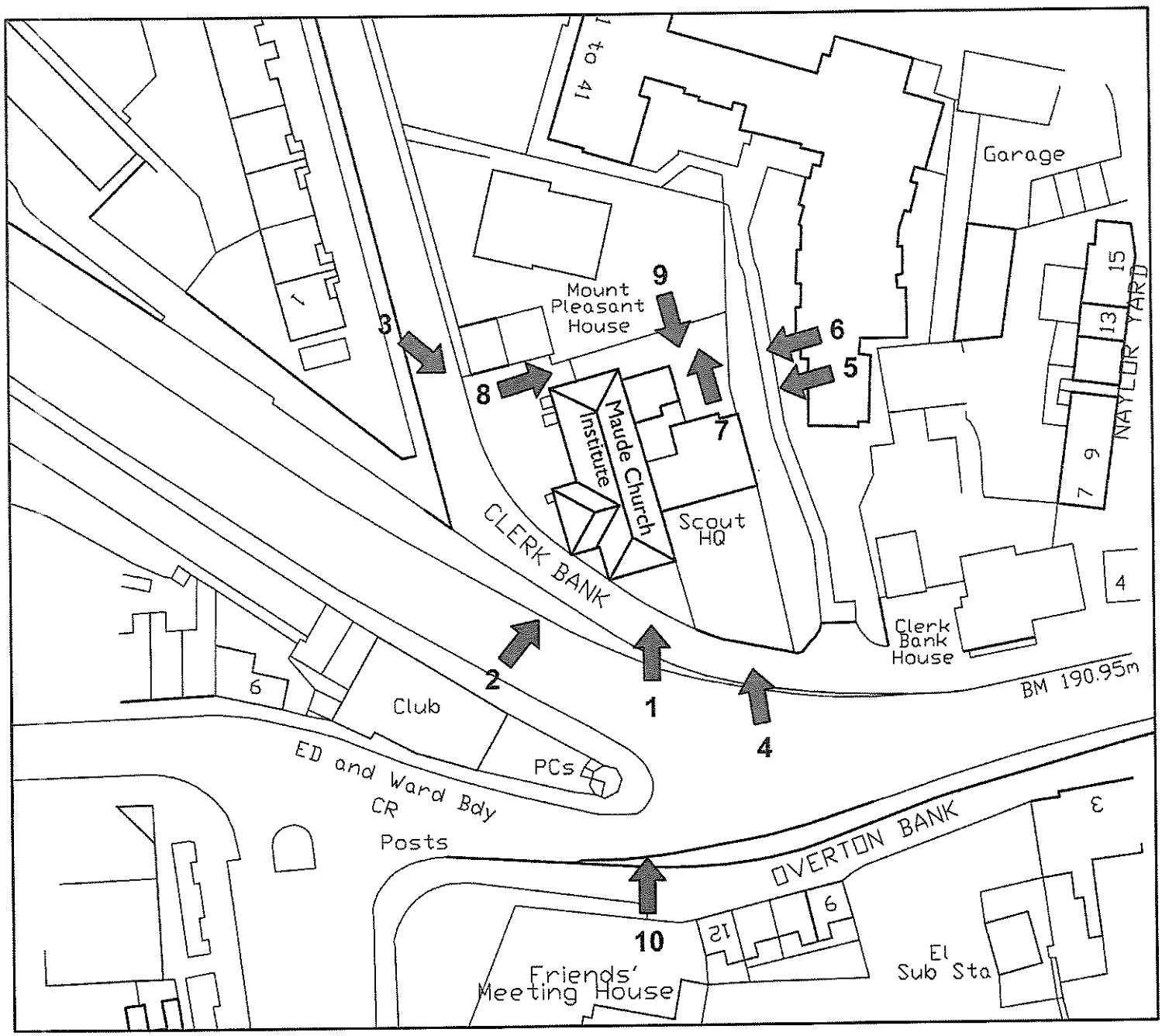
7.1 Elevations are predominantly red/brown brick with traditional Victorian tall glazing & feature brickwork to main entrance. The front elevation is to have the existing sign removed and all windows restored/repainted. The main entrance door is to be refurbished.

7.2 The overall appearance to the side of the building fronting Clerk Bank will be generally unaltered albeit refurbished with small areas of brickwork being re-pointed and all windows being restored/repainted. The former fire escape will now be main entrance to units 3 and 4 and will benefit also from a period feature door.

7.3 The rear elevation of the building will be generally unaltered albeit refurbished with small areas of brickwork being re-pointed and all windows being restored/repainted. The existing 2 storey extension will be demolished and the existing openings will be restored as per proposed drawings. A small element of the extension will be retained to form part of the master bedroom with a feature roof light over and French doors opening out onto private garden area

7.4

7.5 All architectural features and restoration work will be discussed with local authority in detail prior to commencement of works in order to ensure a thorough understanding of the history of the building and appropriate ways in which to restore it back to its former state. All defects described in the structural engineers report will be rectified in order to get the building structurally sound, fully insulated and any damp problems eradicated by the installation of a new damp course throughout.



1. Front Elevation

2. Front Elevation



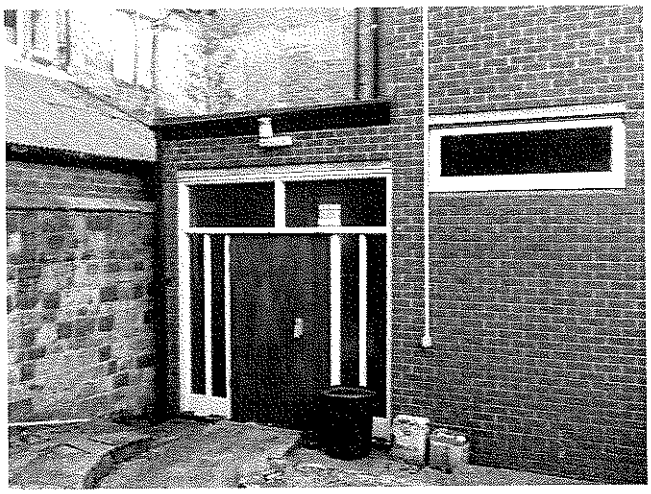




3. Side elevation fronting Clerk Bank & car park



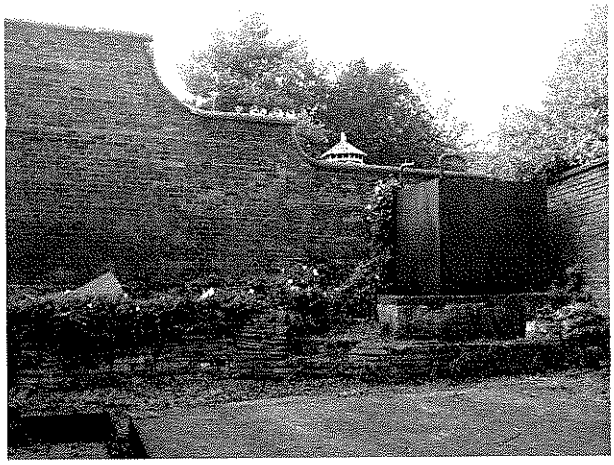
4. Front Elevation to adjoining property



5. Side elevation to beer garden area.
Existing fire escape doors



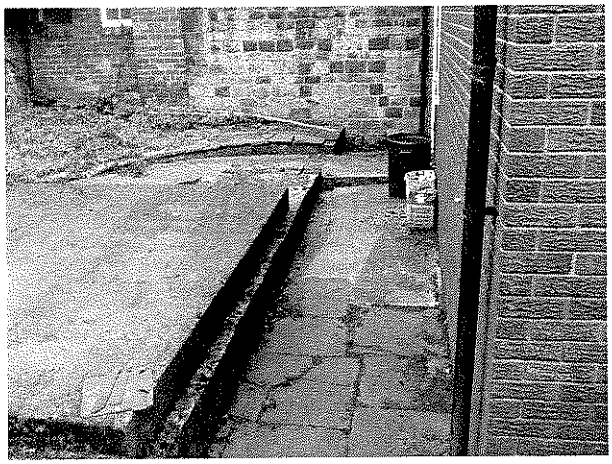
6. Side elevation to beer garden area.
Existing high level windows



7. Existing side wall to beer garden area separating building from Mount Pleasant House



8. Rear alleyway leading to enclosed beer garden



9. Existing beer garden



10. Front Elevation. View from Overton Bank

8.0 Access

8.1 Access to the building is directly off Clerk Bank.

This will generally remain unaltered.

8.2 The site is well served by a variety of transport modes being in the main urban area and within immediate walking distance of the Town Centre. The site is considered to be in a sustainable location being within Leek Town Centre.

8.3 **Transport Assessment and Travel Plan**

8.4 There is an existing facility for 12 parking spaces this will be altered to suit parking requirements for the 4 units subject to approval. A cycle rack will also be added subject to approval.

8.5 There are numerous public parking areas around the immediate area and within Leek Town Centre itself.

8.6 Clerk Bank is situated just off Clerk Street which runs straight into the town and overlooks Mill Street from its elevated position; therefore, accessibility is good for public transport and possible cycling routes into the Town Centre and surrounding Towns close by.

8.7 Cycling accessibility to the site itself is good with direct access to Clerk Bank and out onto Clerk Street. It is intended to provide a cycle rack situated to the rear of the property for future occupiers (indicated on the plans).

8.8 Because of its location and surrounding terrain cycling from Leek to other towns is highly likely to be undertaken and especially in and around the town itself it would be positively encouraged and viable.

8.9 **Public Transport**

8.10 Leek is served by a regular bus service to all areas of The Staffordshire Moorlands with routes into Stoke-On-Trent where connections to nationwide city links can be met.

8.11 The nearest mainline railway station is at Stoke which is served via the previously mentioned bus routes.

8.12 The Management Company will provide a timetable of all public transport routes within the entrance lobby.

8.13 It is considered that the overall impact of the proposal will reduce vehicular movement to and from the site.

8.14 The fully utilized snooker hall and bar could in theory generate fifteen visitor cars and up to four staff cars per day along with various service/delivery vehicles that would be needed to service this business.

8.15 There is obviously insufficient car parking space within the site to accommodate this number of cars which would lead to street parking in the vicinity and pressure on public car parks.

8.16 Although not every visitor would be likely to use their car every day to get to the snooker hall it is hard to quantify the above numbers exactly as it would vary on a daily/weekly basis, but from the previous owners experience it was found that most visitors would drive to the site and park in nearby side streets meaning considerable vehicle movement nearly every day.

8.17 It is envisaged that conversion to permanent residential units would actually reduce this movement as there would only be four residential units in this building.

8.18 It is considered that because of the town centre location the use of the private car to and from the site will be substantially reduced as virtually all of the local amenities, shops, schools and restaurants are within easy walking distance of the proposal.

8.19 It is hoped that many of the apartments will in fact be purchased by local buyers who work in and around Leek so again the use of a car would not be essential for every day use.

8.20 Furthermore, separate phone lines to each apartment will be provided with full internet access enabling some occupiers to perhaps work from home.

8.21 In conclusion, it is considered that the proposal will reduce the number of vehicle movements to an from the site, alleviate the car parking problems in the immediate vicinity and hopefully encourage local people who live and work within the town to either walk or utilize the present public transport system.

9.0 Sustainability

9.1 It is considered that the refurbishment/conversion of this building will have many environmental, social and economic benefits.

9.2 The building/site is Brownfield and the conversion will mean that there will be no loss of Greenfield sites to meet local housing needs.

9.3 There is a lack of demand for snooker halls such as this due to the big companies around the city such as Rileys & Hot Shots etc. taking most of the custom, so consequently there is a chance that the building will remain vacant for a period of time once the present owner changes location.

9.4 The building therefore may become susceptible to disrepair and dereliction as the maintenance and running costs associated with the present use relative to profit means that retaining the building as a snooker hall is now financially unviable.

9.5 Indeed the new owner/applicant will dramatically upgrade the fabric of the building providing a more efficient and sustainable unit. The electric and heating installation needs a major overhaul and the fire alarm/escape system falls way below required standards and needs major upgrading together with new internal decoration throughout, putting back much of the period features and character of the building which has long since been removed from the premises.

9.6 The conversion to form self contained apartments would financially 'enable' the property to be fully refurbished and repaired to maintain its long term future.

10.0 Resources

10.1 Refurbishment rather than redevelopment or new build has many advantages namely reducing the scale and volume of material needed to carry out the development and provide housing.

10.2 The sustainable character and location of the property and proximity of other facilities reduces the need to travel via car which will have a beneficial effect on CO^2 emissions.

10.3 The conversion and refurbishment will also enable an upgrading of the insulation of the building fabric which currently is very poor.

10.4 New energy efficient boilers and heating systems will be provided with thermostatic controls and new energy efficient light fittings will be provided to comply with current Building Regulations.

10.5 All insulation and materials will be from renewable sources.