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

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: PETER HALL & MIRIAM HAWKES Address: THE OLD COFFEE TAVERN HIGH STREET, ALTON STAFFORDSHIRE Post Code: ST10 4AQ Telephone No.: 01538 702648	2. Address and/or location of building in sufficient detail to enable it to be readily identified. THE OLD COFFEE TAVERN HIGH STREET ALTON STAFFORDSHIRE ST10 4AQ
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) OWNERS (ii) LB/A
4. Describe briefly the proposed works.	CONVERSION OF 2nd FLOOR STORE ROOM INTO A BATHROOM

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.

DOMESTIC RESIDENCE

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.

(i) DOMESTIC RESIDENCE

(ii) Where demolition is involved, has any planning application(s) been submitted in respect of redevelopment of the site and at what date(s)?

(ii) NA

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.

(i) Unusual banister rails on one part of the Staircase

(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) Principle feature of the house is the frontage onto the High Street

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).

(i)

	Existing	Proposed
(a) external walls;	(a) Brick & Stone	(a) Brick & Stone
(b) roof covering;	(b) Staffordshire blue tiles	(b) Staffordshire blue tiles
(c) rainwater goods and external plumbing	(c) cast iron/plastic	(c) cast iron/Plastic

(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.

(ii) One tile on rear roof to be replaced by a ventilation tile.

(iii) Do the proposed alterations/extensions involve the alteration, concealment or destruction of any of the features referred to in Question 7?

(iii) No

9. If the proposal is for the demolition of the existing building:-

(i) Give reason(s) for demolition.

(i) N/a

(ii) Briefly describe the condition of the building (preferably attaching a Builder's, Architect's or Structural Engineer's report if available).

(ii)

(iii) Has any estimate been made of the cost of repairs and if so with what results?

(iii)

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 Peter Hall

Name (in BLOCK LETTERS) PETER HALL

Profession

If signed by an Agent:

Address

Telephone No. 01538 702648

Date 28.3.08

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

Listed Buildings Consent
The Old Coffee Tavern, High Street Alton, ST10 4AQ

The Old Coffee tavern is a large house set over four floors. Currently there is only one bathroom in the house, and hence only one indoor toilet. This is inadequate for our needs, as there are eight of us in the family.

We would like to convert a small (178cm x 173cm) windowless storeroom into another bathroom. The room is accessed off the 2nd floor landing.

No structural or internal alterations are required to install the bathroom. One tile on the rear roof of the house will need to be replaced by a ventilation tile, to allow mechanical ventilation of the bathroom. This will be chosen to blend in with the existing tiles.

phin Bathrooms, Dolphin House, Springvale Industrial Park, Bilston WV14 0QL
Tel: 01902 407000 Fax: 01902 407400 Visit: www.dolphinbathrooms.com
Vat Reg No 902 1945 47

dolphin
BATHROOMS

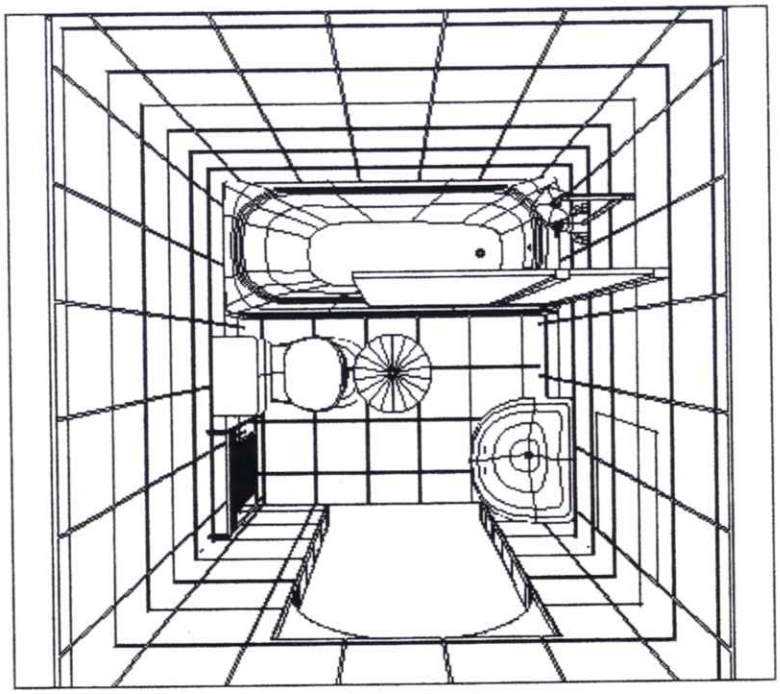
stomer Name: Ms Hawkes & Mr Hall
Designer No: W091

Contract No: DP803132
Date: 08/12/07

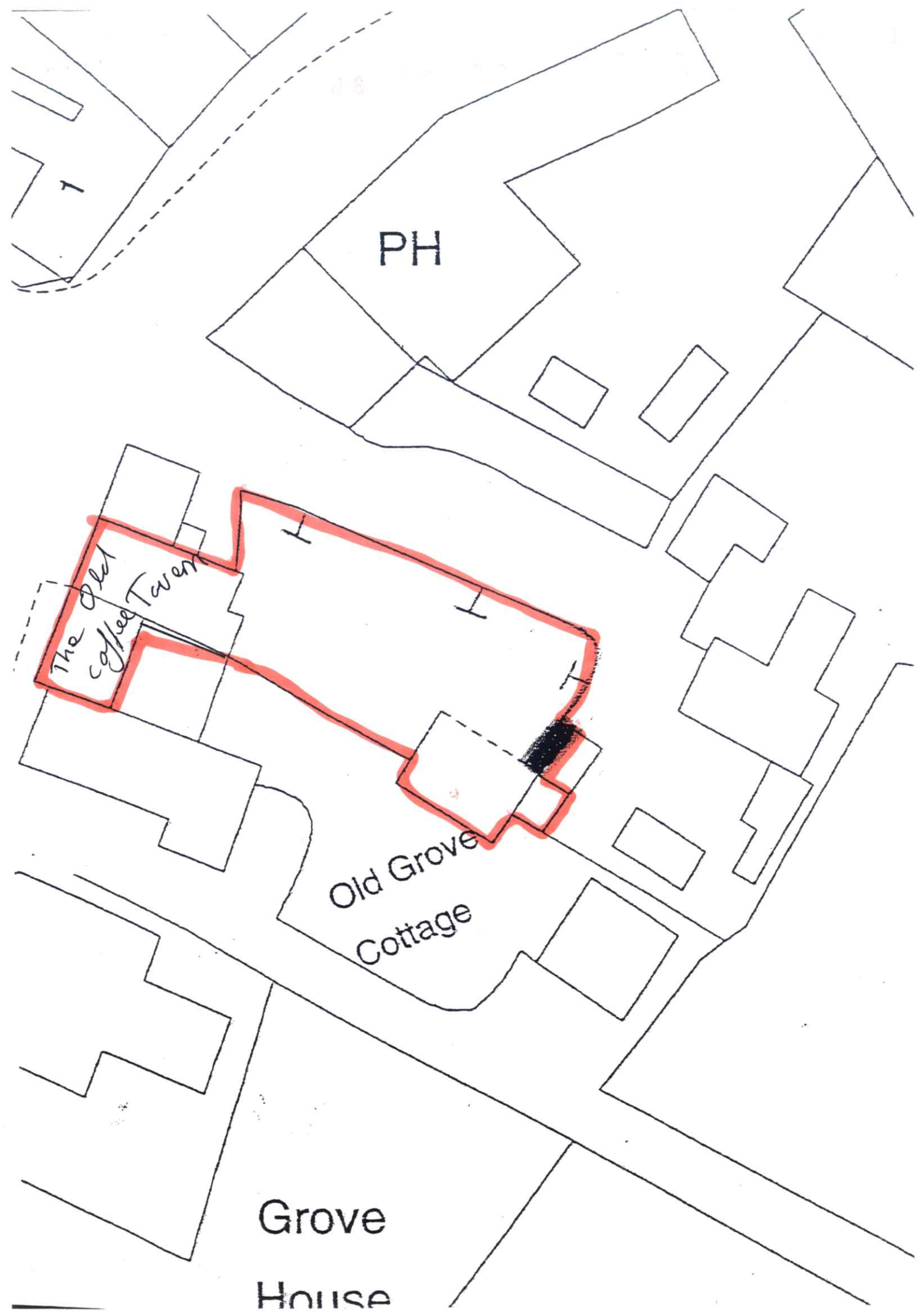
Attachment 2

Original

New



Z820-393-00


PH
The Old Coffee Tavern
Old Grove Cottage
Grove House

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

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

Certificate LB/A

4 APR 2008
FILE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

CERTIFICATE UNDER SECTION 11(b)

I hereby certify that:

* I am

~~* The applicant is~~

~~* The appellant is~~

* the estate owner in respect of the fee simple

~~* entitled to a tenancy~~

every part of the land to which the accompanying * application / ~~* appeal~~ relates

Dated: 28.3.08

Signed: Peter Hall

~~* On behalf of:~~

Date: 28.3.08

* Delete where appropriate

Design and Access Statement

Application Ref. /08/00883/LBC

Development Proposed:
Listed Building Consent – conversion of 2nd floor store room into a bathroom

Location:
The Old Coffee Tavern
High Street
Alton
Staffordshire
ST10 4AQ

Process
Factors considered when deciding upon the use, design, scale, layout and materials used in the proposed development:

- The demands of a family of two adults and six children for bathroom and toilet facilities.
- That there is only one bath and one toilet inside the house
- That the bathroom needed to be shared by all the occupiers of the house.
- That the existing bathroom is located on the 1st floor a considerable way down from the 3rd floor bedrooms.
- That the 2nd floor store room was under-utilised space.
- That the 2nd floor store room has no architectural features, being a plain, windowless room, with no skirting boards or architrave.
- The design, layout and materials in the proposed bathroom were specified with a professional bathroom designer from the Dolphin Bathroom Company.
- That the bathroom be of a traditional design, sympathetic to the age of the house.
- That the bathroom can be fitted out without the need for any structural alteration to the house.
- That the bathroom can be fitted out without any impact on the character of the building.

Use
The proposed development will create a second bathroom for the house. With the existing bathroom this will then provide two baths and two toilets inside the house.

This is required because there are eight people living in the house, which daily results in queues for the toilet and occasionally accidents by the younger children when they can't hang on.

Amount
The 2nd floor store room is 178cm by 172cm. Careful design and appropriate fittings will fit a bath, toilet and sink into this space. This will provide a compact but workable bathroom for our needs.

Layout
The layout of the proposed bathroom was done in conjunction with a professional bathroom designer from the Dolphin Bathroom Company. Several options were modelled for the bathroom, with the one chosen because it allowed for a standard size bath in a tight space.

Scale
The proposed bathroom does not alter in any way the scale of the existing rooms within the house. It is appropriate for a large house, spread over four floors to have two bathrooms.

Landscaping
Not applicable to this application.

Appearance
The bathroom will be of a traditional design, to ensure that it is sympathetic to the age of the house. The materials to be used in the bathroom are:

- White bath with a plain white bath panel
- Gold over bath shower unit
- Clear glass shower screen
- White ceramic toilet
- White ceramic pedestal & sink
- Gold taps and fittings
- White heated towel rail
- All walls tiled, with off white marble effect tiles
- Bevelled edged mirror to be set into tiles over sink
- Floor to be tiled with floor tiles matching those on the wall
- Wooden plank door to match two existing doors opening onto the landing. Fittings to match existing doors and painted Old English White as per existing doors.

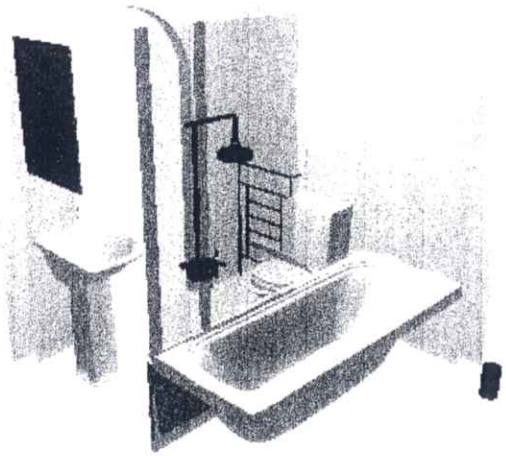
See attached picture for representation of proposed bathroom.

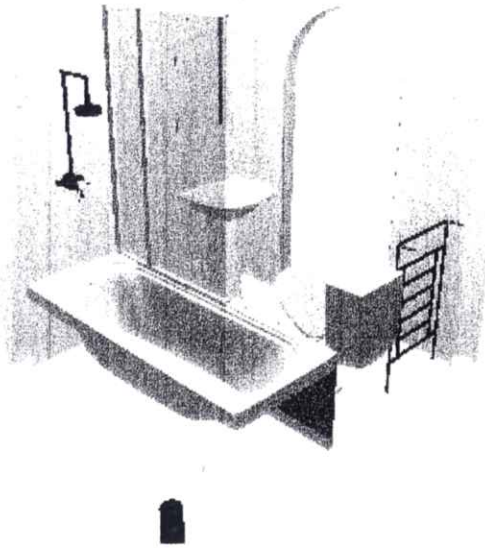
Access
Members of the household will access the bathroom from the 2nd floor landing. No alterations are requited to, or will be made to the stairs and landing.

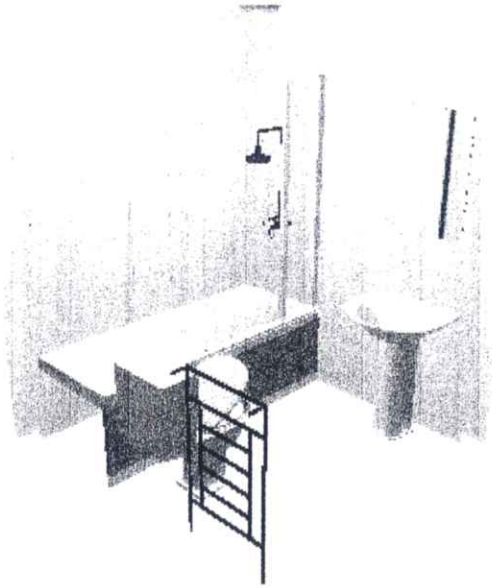
dolphin BATHROOMS

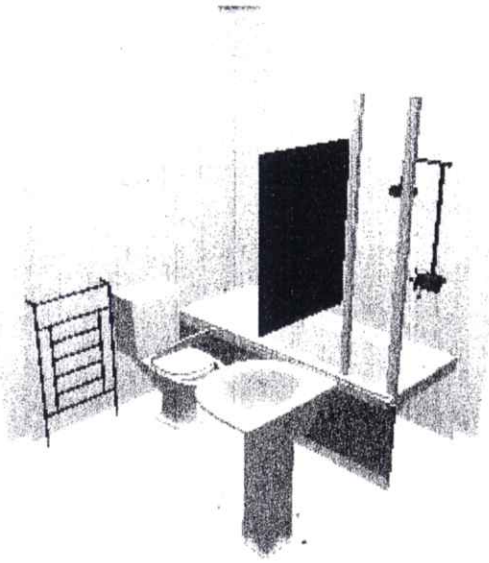
Dolphin Bathrooms, Dolphin House, Springvale Industrial Park, Bilston WV14 0QL
Tel: 01902 407000 Fax: 01902 407400 Visit: www.dolphinbathrooms.com
Vat Reg No 902 1945 47

Customer Name: Ms Hawkes & Mr Hall **Contract No: DP803132** **Designer No: W091** **Date: 08/12/07**









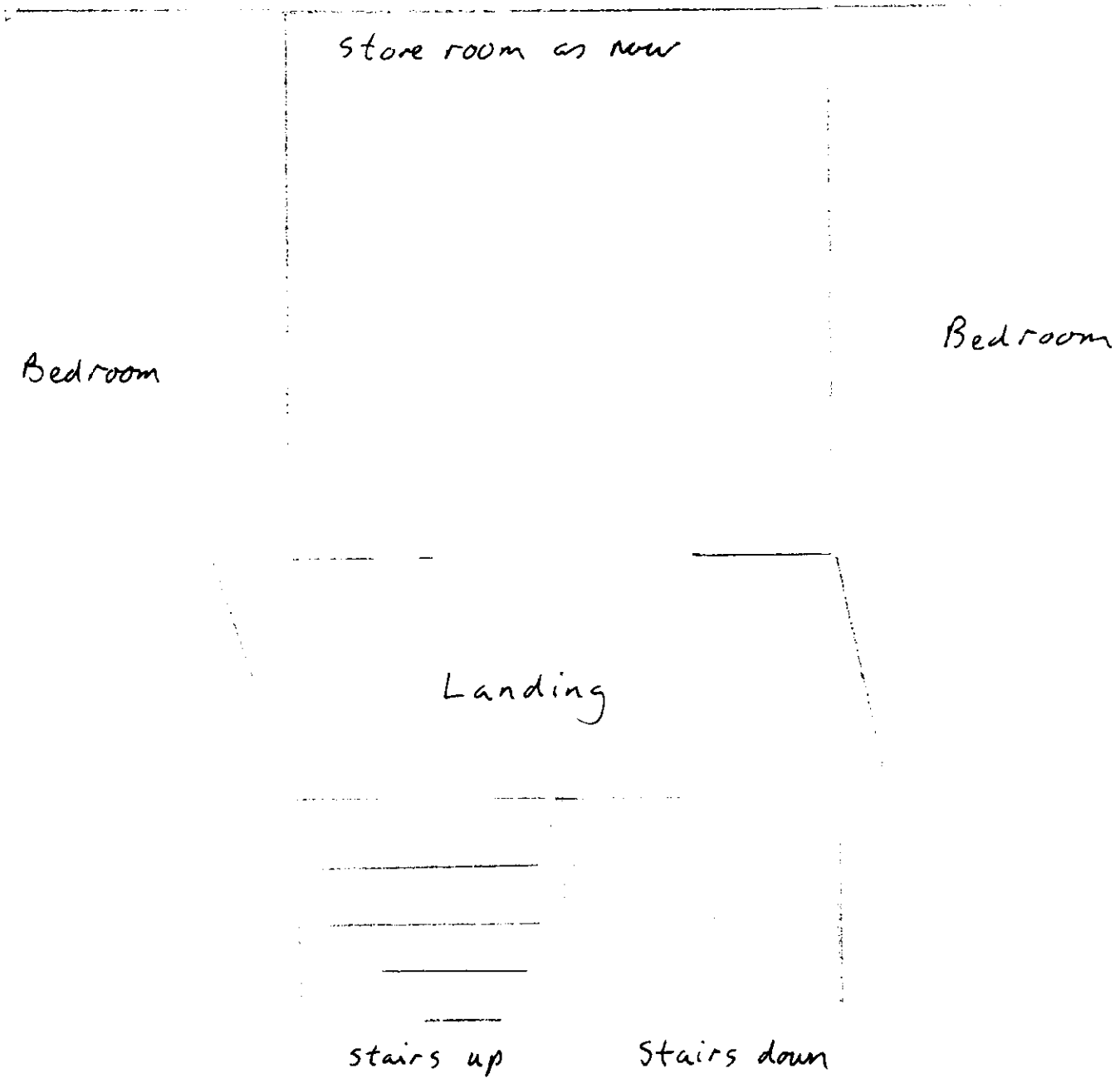
Registered Office: HF Group Acquisition Co. Ltd., Cornbrook, 2 Brindley Road, Old Trafford, Manchester M16 9HQ Registered in England No. 06132417

Application Ref. /08/00883/LBC

Development Proposed:
Listed Building Consent – conversion of 2nd floor store room into a bathroom

Location:
The Old Coffee Tavern
High Street
Alton
Staffordshire
ST10 4AQ

Scale 1:20

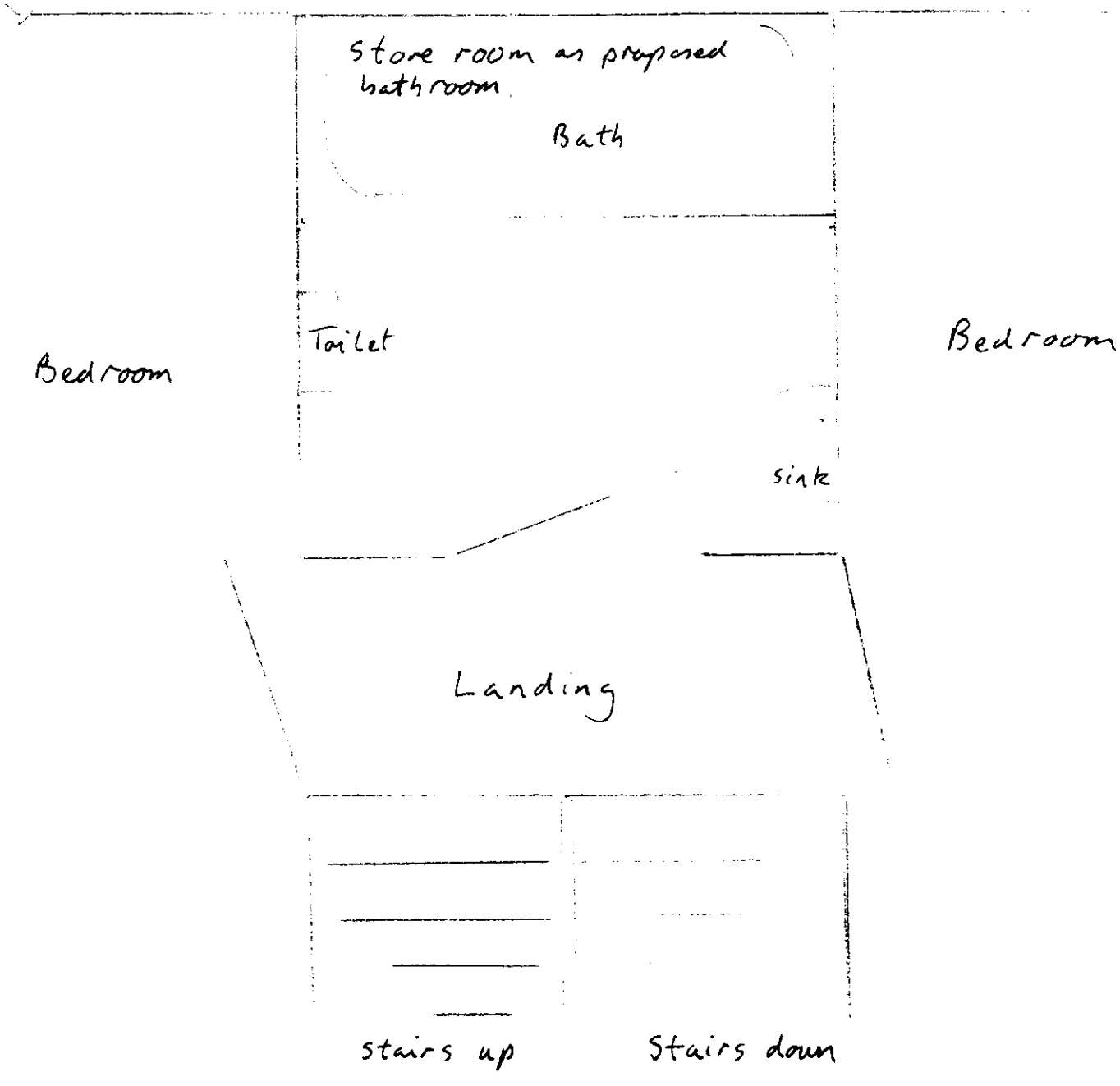


Application Ref. 08/00883/LBC

Development Proposed:
Listed Building Consent – conversion of 2nd floor store room into a bathroom

Location:
The Old Coffee Tavern
High Street
Alton
Staffordshire
ST10 4AQ

Scale 1:20

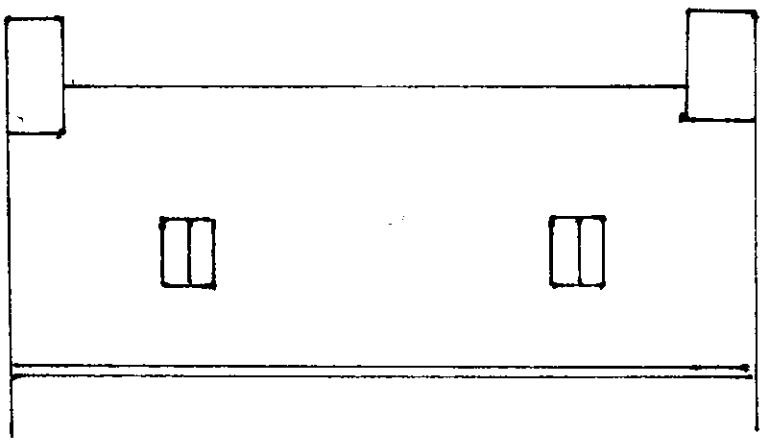


Application Ref. /08/00883/LBC

Development Proposed:
Listed Building Consent – conversion of 2nd floor store room into a bathroom

Location:
The Old Coffee Tavern
High Street
Alton
Staffordshire
ST10 4AQ

Rear Roof
Scale 1:100



Existing roof plan

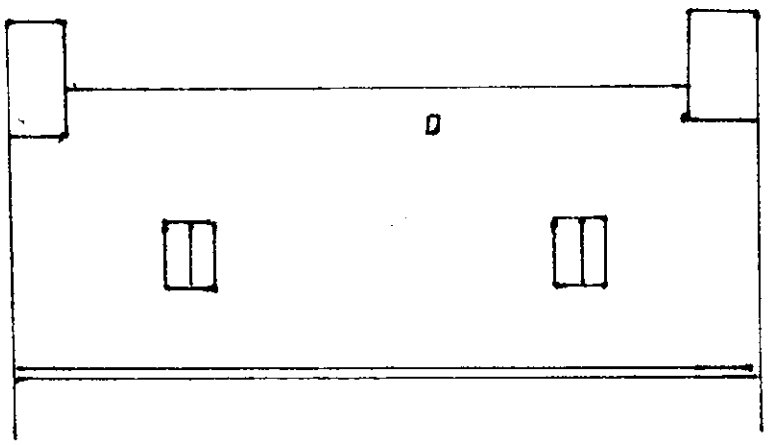
The rear roof of the old coffee tavern is not visible from the road.

Application Ref. /08/00883/LBC

Development Proposed:
Listed Building Consent – conversion of 2nd floor store room into a bathroom

Location:
The Old Coffee Tavern
High Street
Alton
Staffordshire
ST10 4AQ

Rear Roof
Scale 1:100



Proposed roof plan showing location of ventilation tile.

- Tile will be of a colour to match the existing Staffordshire Blue tiles.
- The ventilation tile will not be visible from the road

Application Ref /08/[illegible]

Development Proposed

Listed Building Consent [illegible]

[illegible]

Location

[illegible]

High [illegible]

[illegible]

[illegible]

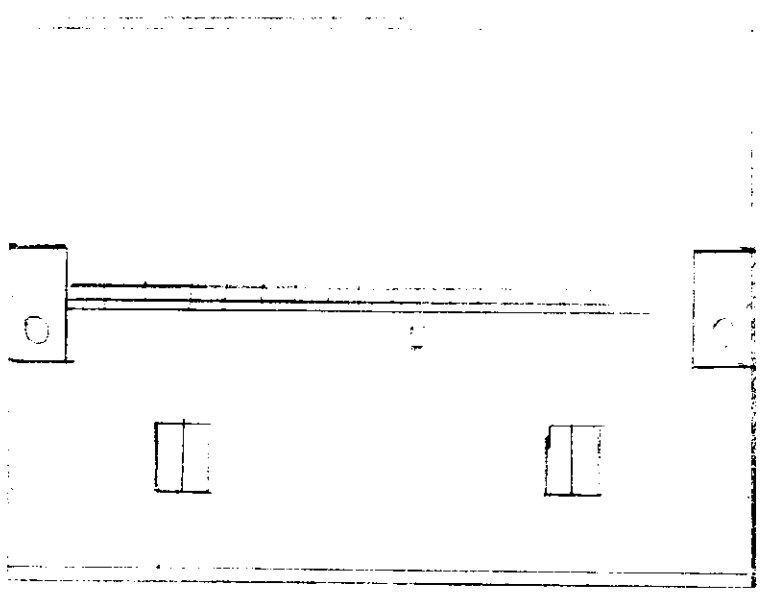
Roof Plan [illegible]

Proposed Roof

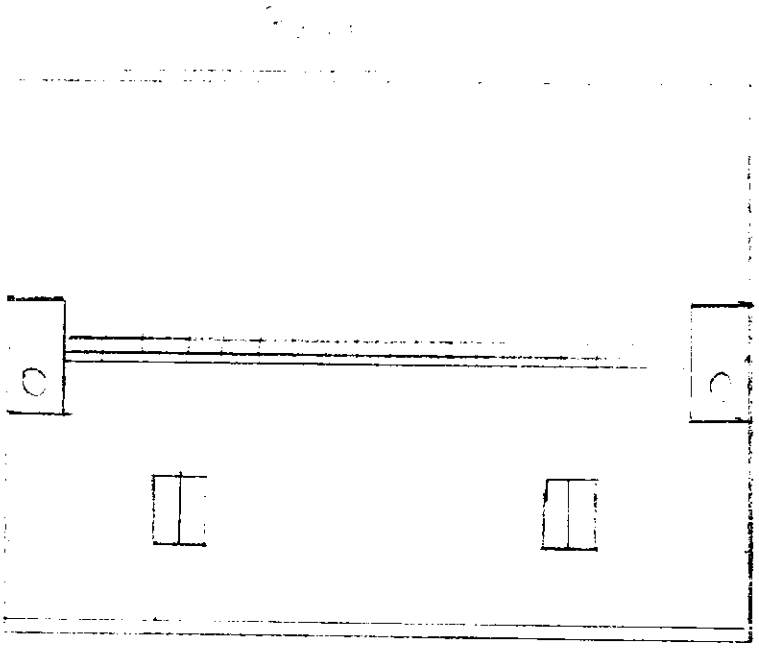
[illegible] ventilation [illegible]

[illegible]

[illegible]

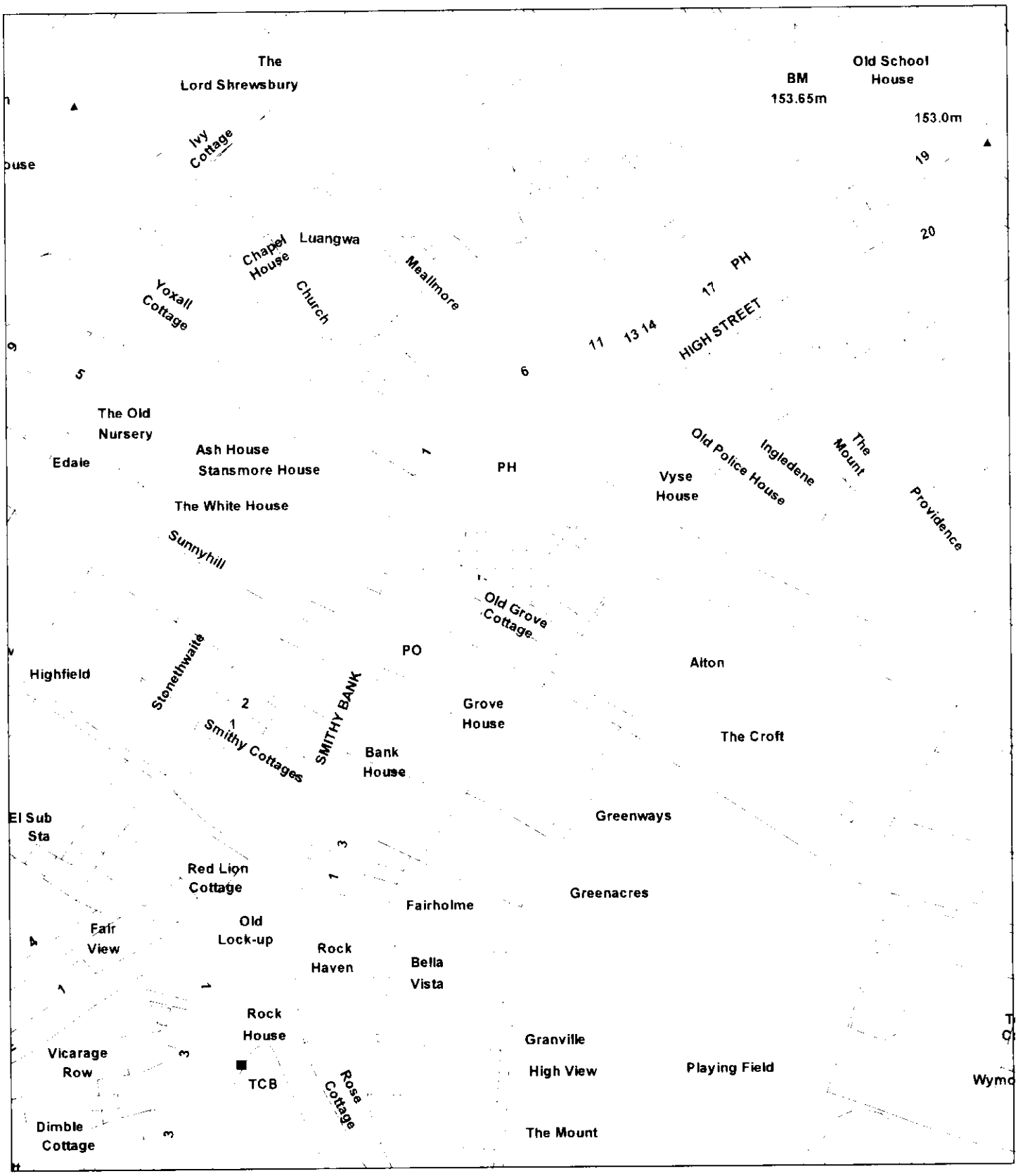


Rear



Rear

Reference:	08/00883/LBC Alton



Scale : 1:1250

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

Organisation	Not Set
Department	Not Set
Comments	Not Set