High Peak Borough Council

working for our community

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

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Kriss | Surname: Clayton

Company name:

Street address: Booth Farm, Kinder Road

Town/City: Hayfield

County: High Peak

Country:

Postcode: SK22 2LJ

	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: | First Name: Amy | Surname: Hubble

Company name: High Peak Architects Ltd

Street address: Wharf House, Wharf Road

Town/City: Whaley Bridge

County: Derbyshire

Country: United Kingdom

Postcode: SK23 7AD

	Country Code	National Number	Extension Number
Telephone number:		01663 719717	
Mobile number:			
Fax number:			

Email address: hpa@highpeakarch.com

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):

Refurbishment of existing farm house, extension of domestic accommodation into attached barn, two storey extension to the rear including partial demolition of an existing 'outrigger'.

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

If Yes, please state the date when the development or work(s) were started: 01/03/2012

Has the development or work(s) been completed? ( ) Yes (•) No

4. Site Address Details

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

House: Suffix:

House name: Peathills Farm

Street address: Dolly Lane

Buxworth

Town/City: High Peak

County:

Postcode: SK23 7QG

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

Easting: 401390

Northing: 383283

Description:

Stone built grade 2 listed farmhouse in need of repair. Attached barn and extensions to rear.

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: Ms First name: Jane Surname: Colley

Reference: PAD/2011/0015

Date (DD/MM/YYYY): 07/04/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Pre-app involved extending the residential space into the barn only. No objections to the principle of an extension. A planning application has since been made and withdrawn. Amendments to the proposed extension have been made.

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. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (●) No

9. 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 building ( ) 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 building? 395.000000000 m^3

What is the volume of the part to be demolished? 23.00000000 m^3

What was the date (approximately) of the erection of the part to be removed? Month: [ ] Year: early 19th c (Date must be pre-application submission)

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

Single storey stone built 'outrigger' with pitched roof at right angles to main building. Housed 20th century kitchen and wc. One wall to be retained, any stone from other 2 walls to be reused in larger extension.

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

The single storey 'outrigger' does not have sufficient area to provide the accommodation neede in order for the building to work effectively.

10. 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):

1091.02,03,04,05 Existing Drawings
1091.06A,07B,08A,09A,10A Proposed Drawings
1091.Db.01 Design and Access Statement
Heritage Statement

11. 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

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

13. 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
Cars	2	3	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

Gritstone

Description of *proposed* materials and finishes:

To match existing / reclaimed from site where possible.

Roof covering- add description

Description of *existing* materials and finishes:

Slate to main roof and stone to 'outriggers'

Description of *proposed* materials and finishes:

Natural slate to main roof, existing slates re-used. Stone to two storey extension.

Chimney - add description

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Existing retained. Woodburners to rooms below.

Windows - add description

Description of *existing* materials and finishes:

Single glazed painted timber windows

Description of *proposed* materials and finishes:

Double glazed painted timber windows

External doors - add description

Description of *existing* materials and finishes:

Vertical panelled painted timber

Description of *proposed* materials and finishes:

Existing front door to be retained. New back door to be painted timber with double glazed panel.

Ceilings - add description

Description of *existing* materials and finishes:

Plaster on timber beams to main house.
No ceilings to barn, exposed timbers and roofing felt.

Description of *proposed* materials and finishes:

Plaster with timber beams. Roof purlins to be exposed. Ceiling to first floor rooms to follow roof pitch.

Internal walls - add description

Description of *existing* materials and finishes:

Stone structural walls with plaster finish. Timber panel partition separating 1st floor bedroom and landing.

Description of *proposed* materials and finishes:

Existing walls retained as shown on plans with plaster finish, plastered blockwork to extension, plasterboard partitions at first floor.

Floors - add description

Description of *existing* materials and finishes:

Ground floor - Stone flags generally
First Floor - Timber floorboards

Description of *proposed* materials and finishes:

Ground floor - Re-use of stone flags , similar to new areas.
First floor - Existing floorboards to be retained where possible. New timber floorboards to new floors.

Internal doors - add description

Description of *existing* materials and finishes:

Timber ledged and braced

Description of *proposed* materials and finishes:

Timber ledged and braced - existing doors to be retained where possible

Rainwater goods - add description

Description of *existing* materials and finishes:

Black plastic to main building, no rainwater goods to rear 'outriggers'

Description of *proposed* materials and finishes:

Black extruded aluminium

Boundary treatments - add description

Description of *existing* materials and finishes:

Fencing to parts of garden boundary, dry stone wall to front garden.

Description of *proposed* materials and finishes:

As existing. Front garden wall to be reinstated.

14. Materials (continued)

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Existing rough track with limestone chippings.

Description of *proposed* materials and finishes:

As existing

Lighting - add description

Description of *existing* materials and finishes:

None visible currently

Description of *proposed* materials and finishes:

Wall mounted light adjacent to new back door. Security, motion sensitive light to corner of kitchen building and near car parking area.

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

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

1091.02,03,04,05 Existing Drawings
1091.06A,07B,08A,09A,10A Proposed Drawings
1091.Db.01 Design and Access Statement

15. 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

16. 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	

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

18. Existing Use

Please describe the current use of the site:

Farmhouse with associated land and outbuildings

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

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

19. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

20. Trade Effluent

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

21. Residential Units

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

22. All Types of Development: Non-residential Floorspace

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

23. 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

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

25. Site Area

What is the site area? 05.53 hectares

26. 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:

Keeping livestock

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

27. Hazardous Substances

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

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & 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: Miss First name: Amy Surname: Hubble

Person role: Agent Declaration date: 27/07/2012 ☒ Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete 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: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Miss First Name: Amy Surname: Hubble

Person role: Agent Declaration date: 27/07/2012 ☒ Declaration Made

30. Declaration

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

Date 27/07/2012