High Peak Borough Council

working for our community

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
Town and Country Planning 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: Martin | Surname: Benedict

Company name:

Street address: Spire Hollins Farm,
Combs
Town/City: High Peak
County: Derbyshire
Country:
Postcode: SK23 9UT

	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: ah@highpeakarch.com

3. Description of Proposed Works

Please describe the proposed works:

Conversion of outbuilding which is part of a Listed building into a bedroom, and connecting to the house with a glazed link.

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

4. Site Address Details

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

House: | Suffix:

House name: Spire Hollins Farm

Street address:

Combs

Town/City: High Peak

County:

Postcode: SK23 9UT

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

Easting: 403463

Northing: 378861

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: Ms First name: Jane Surname: Colley

Reference:

Date (DD/MM/YYYY): 01/03/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Advise on an alternative extension scheme, with guidance about requiring Listed Building Consent.
July 2012 conversation with Jane Colley and Jo Brooks - agreed to the principal of converting the garage and a glazed link between the two buildings.

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ( ) Yes (•) No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

8. 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:

Gritstone walls to garage and house

Description of *proposed* materials and finishes:

Stone as existing. Extension to utility room to be stone to match existing. Glazed link to be glazed with aluminium frame.

Roof covering- add description

Description of *existing* materials and finishes:

Garage - stone tile House - stone tile, slate to sun room and utility room

Description of *proposed* materials and finishes:

As existing. Roof to extended utility room to be slate. Reuse as much existing slate as possible, remainder to match existing.

Windows - add description

Description of *existing* materials and finishes:

Garage/ outbuilding - timber painted single glazed House - brown upvc

Description of *proposed* materials and finishes:

New bedroom - timber painted double glazed Glazed link - glazing with powder coated aluminium frame

8. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Garage / outbuilding - painted timber vertically boarded Utility room - brown upvc

Description of *proposed* materials and finishes:

New bedroom - painted timber, vertically boarded to old garage opening. Extended utility - the existing brown upvc back door and frame is to be reused in a new location.

Ceilings - add description

Description of *existing* materials and finishes:

Garage / outbuilding - timber rafters and purlins visible under roofing felt. Utility room - flat plasterboard soffit

Description of *proposed* materials and finishes:

Garage / outbuilding - insulation between rafters and plasterboard under between the exposed purlins Utility room - flat plasterboard soffit

Internal walls - add description

Description of *existing* materials and finishes:

Garage / outbuilding - fairfaced stonework Utility / house - plaster finish

Description of *proposed* materials and finishes:

New bedroom - insulated plasterboard. Tanking to barn wall due to floor level change. Glazed link - existing 'external'walls to remain fairfaced

Floors - add description

Description of *existing* materials and finishes:

Garage / outbuilding - concrete slab

Description of *proposed* materials and finishes:

New bedroom - timber board finish Glazed link - stone flags

Rainwater goods - add description

Description of *existing* materials and finishes:

Black plastic to house, black cast to barn

Description of *proposed* materials and finishes:

As existing. Hidden gutter to glazed link

Boundary treatments - add description

Description of *existing* materials and finishes:

Stone garden wall, hedge boundary

Description of *proposed* materials and finishes:

As existing

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Stone setts and flags. Car parking in front of garage / outbuilding

Description of *proposed* materials and finishes:

As existing. New terraced area stone flags to match existing adjacent.

Lighting - add description

Description of *existing* materials and finishes:

two wall hung lanterns on brackets to house, one on garden wall

Description of *proposed* materials and finishes:

Fittings to remain as existing, one fitting to be moved along the elevation by 2m approx.
External wall fitting adjacent to back door.

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

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

1137.01A Location Plan, 1137.02B existing plans, 1137.03 existing elevations, 1137.04C proposed plans, 1137.05B proposed elevations, 1137.Db.01 Design and Access Statement, Conservation Statement by DGM Conservation

9. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

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):

1137.02B existing plans, 1137.03 existing elevations, 1137.04C proposed plans, 1137.05B proposed elevations, 1137.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. Parking

Will the proposed works affect existing car parking arrangements? ( ) Yes (•) No

14. 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

15. 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

16. 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: Mr First name: Martin Surname: Benedict

Person role: Applicant Declaration date: 06/11/2012 ☒ Declaration made

16. 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

16. Certificates (Agricultural Land Declaration - continued)

Title: Mr | First Name: Martin | Surname: Benedict

Person role: Applicant | Declaration date: 06/11/2012 | ☒ Declaration Made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 06/11/2012