



High Peak Borough Council

working for our community

Application for listed building consent for alterations, extension or demolition of a listed building.
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:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text" value="William & Kathryn"/>	Surname:	<input type="text" value="Appleton"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Little Padfield Farm"/>				
	<input type="text" value="Little Padfield Road"/>				
	<input type="text" value="Padfield"/>				
Town/City:	<input type="text" value="Glossop"/>	Telephone number:	<input type="text"/>		
Country:	<input type="text"/>	Mobile number:	<input type="text"/>		
Postcode:	<input type="text" value="SK13 1ER"/>	Fax number:	<input type="text" value="-"/>		
		Email address:	<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="David"/>	Surname:	<input type="text" value="Walker"/>
Company name:	<input type="text" value="Worthington Ashworth Jackson Walker"/>				
Street address:	<input type="text" value="Carrwood House"/>				
	<input type="text" value="109 Shaw Heath"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Stockport"/>	Telephone number:	<input type="text" value="01614772616"/>		
Country:	<input type="text" value="United Kingdom"/>	Mobile number:	<input type="text" value="-"/>		
Postcode:	<input type="text" value="SK2 6QH"/>	Fax number:	<input type="text" value="-"/>		
		Email address:	<input type="text" value="dw@wajw.co.uk"/>		

3. Description of the Proposal

Please describe the proposed works:

Has the work already started? Yes No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

Description:

Refer to site location plan drawing 0158(06)01

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

If Yes, please describe and include the planning application reference number(s), if known:

6. 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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

The Agent contacted Gillian Bayliss, Conservation Officer at High Peak, and invited her to site to discuss the proposed works in situ but Ms Bayliss was unable to call out to Little Padfield Farm until a Pre-Application Enquiry or formal Applications for Planning and Listed Building Consent had been submitted.

The Agent explained that the house is extremely cold and uncomfortable and the applicants wish to proceed with formal submissions as soon as possible.

In view of this the Agent suggested he would probably bypass the Pre-Application stage and progress straight to the formal submission of Planning and Listed Building applications. Ms Bayliss understood and confirmed that she would be happy to meet the Agent on site once the applications had been validated and would prefer to resolve any issues or concerns during the application process rather than risk potential refusal or require re submission.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

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. Materials

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

Boundary Treatments - description:

Description of *existing* materials and finishes:

Northern and western boundaries to front garden formed by Farmhouse and outbuildings to Padfield Brook Farm. Buildings to west are partly screened by tall conifers.

Southern boundary to front garden separated from Little Padfield Road by waist height random coursed stone wall with cement mortar joints topped with cam-shaped copings.

Northern boundary to rear garden formed by dry stone walls and outbuildings to Little Padfield Barn.

Eastern boundary to rear garden formed by line of mature trees under-planted with Beech hedging and coniferous shrubs.

Southern boundary to rear garden screened from Little Padfield Road by low, random coursed stone wall with cement mortar joints, conifer and Beech hedging.

Description of *proposed* materials and finishes:

All boundaries to remain as existing.

Ceiling - description:

Description of *existing* materials and finishes:

Exposed purlins, floor beams and/ or joists (some with stop chamfers) and/ or exposed lintels in oak or pine with dark stain finish. Recessed ceiling panels between appear to have been boarded with gypsum plaster and emulsion paint finish

Flat ceilings may be lath and haired lime plaster or plasterboard with Gypsum plaster finish.

Description of *proposed* materials and finishes:

Loose or addled plaster to be removed. Investigations to be carried out to determine nature of build up/ materials used for plaster ceilings. Plasterboard and/ or Gypsum plaster to be carefully removed and replaced with fibre board or lath and plaster with haired lime and Solo lime skim plaster and breathable decorative finish.

If possible underside of outshut roof to be exposed internally with new fibreboard and lime plaster finish.

Chimney - description:

Description of *existing* materials and finishes:

1 No. ridge and 1 No. gable chimney stack constructed from random coursed roughly dressed local sandstone with projecting slate weatherings, corbelled sandstone string courses and sandstone flag copings.

Ridge stack has 2 No. square tapered terracotta pots.

Gable stack has single, circular terracotta pot with aluminium weather cowl/ flue fan.

South face of gable stack has shelter coat of (possibly cementitious) render.

Description of *proposed* materials and finishes:

Shelter coat of (possibly cementitious) render to south face of gable stack to be inspected and removed if at all possible without damaging face of stone.

Cementitious mortar joints to stonework of both chimney stacks, including projecting slate weatherings, corbelled sandstone string courses and sandstone flag copings, to be raked out and re-pointed with coarse mix lime mortar (NHL 5 or similar) with brushed finish.

Terracotta pots to be removed and re-bedded in coarse mix lime mortar flaunching (NHL 5 or similar).

External Doors - description:

Description of *existing* materials and finishes:

Oak vertically boarded and battened door to main entrance with dark brown matt stain finish.

Pair of (white) painted timber doors at entrance to garage with vertical boarding at lower level and single glazing above subdivided into square panes by painted timber glazing bars.

Vertically boarded (black) painted timber stable door to Utility Room with glazed vision panel.

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Description of *proposed* materials and finishes:

Oak vertically boarded and battened door to main entrance to be retained but carefully stripped and re-stained dark matt brown. Strap hinges and ironmongery to be stripped and re-painted black.

Pair of semi-glazed doors at entrance to garage to be retained but stripped, repaired and redecorated as necessary. Strap hinges and other ironmongery to be stripped and re-painted black. Pintles to be replaced by extended versions to allow doors to open through 180 degrees.

New pair of full height double glazed timber framed doors to be installed just inside the outer garage doors. Outer face of new doors to have black paint or stain finish.

Boarded stable door to Utility Room to be retained but carefully stripped and redecorated as necessary.

New painted hardwood or acetylated softwood French windows to rear (east) of main building and south end of outshut. French windows to have thin double glazed units with slim glazing bars to match originals.

External Walls - description:

Description of *existing* materials and finishes:

Loadbearing walls and chimneys constructed from random coursed, roughly dressed local sandstone with dressed quoins on external corners. Joints flush or strap pointed with cementitious mortar.

Description of *proposed* materials and finishes:

Random coursed, roughly dressed sandstone with coarse textured lime mortar joints with brushed finish (NHL 3.5 or similar).

Floors - description:

Description of *existing* materials and finishes:

Concrete floor slab to Garage. Modern ceramic tile finish to Utility Room and Kitchen floors in outshut. Quarry tile floor to Hall.

Carpet floor finishes elsewhere except for laminate and sheet vinyl to bathrooms at first floor level.

Description of *proposed* materials and finishes:

Investigations to be carried out to determine age/ construction of floors to Garage, Outshut, Hall and ground floor of main building.

If possible existing floors to be replaced by new insulated concrete floor slabs with porcelain, ceramic or stone tile finish and with underfloor heating to Garage and outshut.

Carpets to be replaced.

Laminate and vinyl floors to bathrooms to be replaced with porcelain or ceramic tiles with electric underfloor heating mats to tile bed.

Internal Doors - description:

Description of *existing* materials and finishes:

Vertically boarded ledged (and some braced) doors in dark stained oak, clear stained pine and painted softwood with forged ironmongery.

Description of *proposed* materials and finishes:

Existing doors to be retained, carefully stripped and refinished with natural oil, wax and wire wool or paint.

Ironmongery to be stripped and redecorated.

New doors and ironmongery to match existing.

Internal Walls - description:

Description of *existing* materials and finishes:

Existing walls largely constructed from random stone set in coarse lime mortar with lime or cementitious repairs or render infill.

Studwork walls and facings with lath and haired lime plaster or plasterboard and Gypsum plaster finish.

Description of *proposed* materials and finishes:

Existing walls to remain everywhere except internal partitions to outshut, which are to be replaced with new blockwork.

Original infilled opening between outshut and Garage to be reopened.

Loose, addled or saturated lime plaster, cementitious render and gypsum plaster all to be carefully removed. Walls to be repaired using coarse textured lime mortar (NHL 3.5 or similar).

Stud walls and linings to be investigated and removed wherever possible or refaced with fibreboard and haired lime or Solo lime plaster with breathable finish.

Lighting - description:

Description of *existing* materials and finishes:

High level PIR activated halogen lighting at high levels to front and rear elevations.

Decorative bracketed wall light fitting over front door and to corner of rear outshut.

Description of *proposed* materials and finishes:

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High level PIR fittings to be replaced with modern LED fittings.

Bracketed wall lights to be refurbished, retained and reused.

Rainwater goods - description:

Description of *existing* materials and finishes:

Black polyester powder coated aluminium ogee profiled gutters carried on projecting stone corbels to front and rear elevations. Circular section cast iron and powder coated aluminium downpipes all finished black.

Black upvc soil, vent and waste pipework exposed to south end of front elevation

Description of *proposed* materials and finishes:

Black polyester powder coated aluminium ogee profiled gutters to front and rear elevations to be inspected and retained or replaced on like for like basis if/ as necessary.

Circular section cast iron and powder coated aluminium downpipes to be inspected and retained or replaced with (black) powder coated cast aluminium downpipes to match if/ as necessary.

Black upvc soil, vent and waste pipework to front elevation to be carefully removed and re-routed internally. Stonework to be made good. New internal S.V.P to terminate through roof.

Roof covering - description:

Description of *existing* materials and finishes:

Pitched roof finished with natural stone slates laid in diminishing courses with matching stone ridge tiles bedded and pointed in mortar and pointed verges.

Glazed dormer structure to rear is of painted timber construction. Flat roof to dormer finished with felt, asphalt, lead or single ply membrane.

Description of *proposed* materials and finishes:

Pitched roofs to be inspected and locally repaired using matching materials and techniques if/ as necessary.

2 No. conservation rooflights to be installed into roof over proposed Dining Room in outshut.

New timber framed dormer to replace old dormer to rear with Code 5 lead-covered cheeks, paint finish to exposed parts of frame and casement windows, Code 6 lead covered flat roof with timber cored roll joints.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing drive and hard standing finished with gravel.

Description of *proposed* materials and finishes:

Levels of existing hard standing to be reduced to accommodate lower floor level of proposed Kitchen. Existing gravel finish to be retained and re-used.

Windows - description:

Description of *existing* materials and finishes:

Single glazed casement windows of (white) painted timber construction

2 No. bow windows with lead roofs to the front (west facing) elevation and 1 No. bow window with lead roof to the rear.

Description of *proposed* materials and finishes:

New painted timber windows (hardwood or acetylated softwood) with integral mullions and fixed and opening casements. Thin double glazed units with slim glazing bars to match originals.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings :

0158(06)01 - Site location plan

0158(06)02 - Site plan as existing

0158(06)03 - Ground floor plan as existing

0158(06)04 - First floor plan as existing

0158(06)05 - Elevations as existing

0158(06)06 - Sections as existing

0158(06)07 - Ground floor plan as proposed

0158(06)08 - First floor plan as proposed

0158(06)09 - Elevations as proposed

Design Access Statement

Marion Barter Associates' Heritage Impact Statement - February 2018

10. Demolition

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

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):

WAJW Drawings:

0158(06)01 - Site location plan
0158(06)02 - Site Plan as existing
0158(06)03 - Ground floor plan as existing
0158(06)04 - First floor plan as existing
0158(06)05 - Elevations as existing
0158(06)06 - Sections as existing
0158(06)07 - Ground floor plan as proposed
0158(06)08 - First floor plan as proposed
0158(06)09 - Elevations as proposed

Marion Barter Associates' Heritage Impact Statement - February 2018

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. 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

15. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Regulation 6 of the 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*

15. Certificates (Certificate 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: First name: Surname:

Person role: Declaration date: Declaration made

16. 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