



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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Dakin Cottage
Address Line 1	Waterswallows Road
Address Line 2	Fairfield
Address Line 3	Derbyshire
Town/city	Buxton
Postcode	SK17 7JJ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
407226	374145
Description	

Applicant Details

Name/Company

Title

Mrs.

First name

Tiffany

Surname

Atkinson

Company Name

Address

Address line 1

Dakin Cottage

Address line 2

Waterswallows Rd

Address line 3

Town/City

Buxton

Country

United Kingdom

Postcode

SK177JJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The house currently has a large landing area that links into two bathrooms that are directly side-by-side. This is connected into a circular hallway (one hallway with two points of entry) connecting the 4 bedrooms. The layout of having two full bathrooms side-by-side isn't practical for a family home. Additionally, having two access points for the hallway is also unnecessary and not a good use of space.

Our proposal is to make the landing area the sleeping area of a master bedroom, retain one bathroom and convert the other into a walk-in closet. This would require converting another bedroom into a family bathroom. We will close one end of the circular hallway to make the proposed master bedroom accessible from one access point only. Conversion of the landing and bathroom would still retain this as a 4-bedroom home.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

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

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

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

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) 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. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Change #1 (CG1): Add garden shed

We would like to add an apex framed wooden garden shed (2400mm L x 1800 mm W x 2000 mm H) (P16) with one window towards the Southwest corner of the house (First Floor LOC1, P1, P2). Painted in 'Bone' to match the other woodwork.

Change #2 (CG2): Alter external pipework to accommodate new bathroom and addition of new bathroom

Replace current 80mm black cast iron downpipe pipework (P3, Plot View LOC2) (which is flowing into a combined sewer) with 110mm black cast iron effect downpipe. We have selected cast iron effect downpipe because all other external pipework is black cast iron effect.

We will install a family bathroom including toilet, basin and bathtub with shower (First Floor LOC 10).

Change #3 (CG3): Replace balustrade with stud wall and add bedroom door

Current balustrade (P5, P6, First Floor LOC3) to be replaced with floor-to-ceiling stud wall to enclose and make private proposed master bedroom. This would include a small additional section of stud wall and addition of a door into the proposed master bedroom. Please note that this is a partial reinstatement of wall that originally divided the First Floor space (P4).

Change #4 (CG4): Create opening and add door between proposed master bathroom /walk-in closet and close up existing bathroom door

We would like close up the existing bathroom room (P7, First Floor LOC4) and create a door between proposed master bathroom and proposed walk-in closet (P8, First Floor LOC5). The proposed door (First Floor LOC5) would be going into a modern plasterboard stud wall.

Change #5 (CG5): replace and extend existing Velux

Replace the existing, modern roof light (Velux) window (P9, P10, First Floor LOC6) (measuring 500mm wide x 650mm high) with one that is 500mm wider with dimensions 1000mm wide x 650mm high. Example <https://roof-maker.co.uk/products/conservation-luxlite-pitched-rooflights/>

Change #6 (CG6): add roof light in proposed master bedroom

Add new roof light window (P11, P12, First Floor LOC7) measuring 1000mm wide x 650mm high. This will allow for more natural light to the proposed Master bedroom. This window will match the desired window in CG5. Example <https://roof-maker.co.uk/products/conservation-luxlite-pitched-rooflights/>

Change #7 (CG7): add light tunnel over stairwell

Addition of a light tunnel (350mm x 350mm) in the stairwell (P13, P14, First Floor LOC8). Currently the stairwell has natural light, however addition of the stud wall the stairwell will no longer have access to any natural light from the First Floor windows. Example https://www.velux.co.uk/products/sun-tunnels?gclid=Cj0KCQjwguGYBhDRARIsAHgRm48582jlj1XecK6m3aJGOMc-KGRujcnaG6YgU_H3TRzwTB9Fzzcd3MsaApW6EALw_wcB

Change #8 (CG8): Add stud wall to create cabinet and close access point

Close current secondary access point (P15, First Floor LOC9) into hallway to create a cabinet and make proposed master bedroom private and only accessible through proposed bedroom door.

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Rainwater goods

Existing materials and finishes:

(CG2) Replace current 80mm black cast iron downpipe pipework (P3, Plot View LOC2) (which is flowing into a combined sewer)

Proposed materials and finishes:

Replace with 110mm black cast iron effect downpipe. We have selected cast iron effect downpipe because all other external pipework is black cast iron effect.

Type:

Internal walls

Existing materials and finishes:

(CG3) Current balustrade (P5, P6, First Floor LOC3) made of painted wood. (CG4) wooden tongue and groove door, plasterboard stud wall with a 3mm skim finish (CG8) Add stud wall to create cabinet and close access point

Proposed materials and finishes:

(CG3 and CG4) To be replaced with floor-to-ceiling plasterboard stud wall with a 3mm skim finish. This would include addition of a wooden tongue and groove door to match other bedroom doors. (CG8) Plasterboard stud wall with a 3mm skim finish.

Type:

Windows

Existing materials and finishes:

(CG5) Replace the existing, modern roof light (Velux) window (P9, P10, First Floor LOC6) (measuring 500mm wide x 650mm high) (CG6) Add new roof light window into stone roof (CG7) Addition of a light tunnel into stone roof

Proposed materials and finishes:

(CG5) Replace with window that is 500mm wider with dimensions 1000mm wide x 650mm high. Example (<https://roof-maker.co.uk/products/conservation-luxlite-pitched-rooflights/>). (CG6) Add new roof light window (P11, P12, First Floor LOC7) measuring 1000mm wide x 650mm high. This will allow for more natural light to the proposed Master bedroom. This window will match the desired window in CG5. Example (<https://roof-maker.co.uk/products/conservation-luxlite-pitched-rooflights/>). (CG7) Addition of a light tunnel (350mm x 350mm) in the stairwell (P13, P14, First Floor LOC8). Example (https://www.velux.co.uk/products/sun-tunnels?gclid=Cj0KCQjwguGYBhDRARIsAHgRm48582jj1Xeck6m3aJGOMc-KGRujcnaG6YgU_H3TRzwTB9Fzzcd3MsaApW6EALw_wcB).

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

CG2, CG3, CG4, CG8, CG5, CG6, CG7

Neighbour and Community Consultation

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

- ☐ Yes
☒ No

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?

- ☐ The agent
☒ The applicant
☐ Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

RHHRJTVH

Date (must be pre-application submission)

15/08/2022

Details of the pre-application advice received

We sought advice from the Conservation Officer on several changes we desired to make and we were advised which changes required LBC. We also received some advice on desired materials.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner:

***** REDACTED *****

House name:

Dakin Cottage

Number:**Suffix:****Address line 1:**

Dakin Cottage

Address Line 2:

Waterswallows Rd

Town/City:

Buxton

Postcode:

SK177JJ

Date notice served (DD/MM/YYYY):

01/09/2022

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made**Declaration**

I / We hereby apply for Listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tiffany Atkinson

Date

13/09/2022