Rob Duncan
Planning
Consultancy

Mr. B. Heywood
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

14th July 2016

Dear Ben

PLANNING APPLICATION REFERENCES: SMD/2015/0511 & SMD/2015/0512
LIGHTOAKS, CHEADLE ROAD, OAKAMOOR

I refer to the above applications for planning permission and listed building consent, and in particular to the pre-commencement conditions imposed thereon. For the purposes of this letter I shall deal with each application in turn.

SMD/2015/0511 (Full Planning Permission)

Condition 3 – Repairs/Upgrading of Windows & Doors

I would be grateful if you would find enclosed a detailed Schedule of Works along with accompanying plans and photographs which set out the works proposed to each of the windows on the site. I trust this information will meet with your approval and will address the requirements of this condition.

Condition 4 – Roof Lights

The applicant proposes to utilise low-profile velux conservation style rooflights (product reference: GPL SD5N2) as per that previously set out in the agreed Schedule of Works (point 19). I trust this information will meet with your approval and will address the requirements of this condition.

Condition 5 – Gothic Windows

I would be grateful if you would find attached a report setting out the proposed improvements to the existing Gothic windows on the main building. I trust this information will meet with your approval and will address the requirements of this condition.

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Condition 9 – Flues & Vents

The applicant proposes the installation of Dura Flue chimney liners within the existing chimneys, as indicated on the approved plans. The kitchen extractors/cooker hoods will not vent externally, and any new soil vent pipes will be retained internally as per the requirements of condition 12, and will only vent externally via the existing soil vent pipes that are already in situ. I trust this will meet with your approval and will address the requirements of this condition.

Condition 11 – Rainwater Goods

The applicant proposes to retain the existing cast guttering and downpipes, replacing like for like where necessary. Existing UPVC guttering is to be replaced with a metal alternative to match. This arrangement was previously identified and agreed within the Schedule of Works submitted under the previous discharge of conditions submission (point 15).

Condition 17 – Cast Window to Stable Building

As previously agreed within the approved Schedule of Works, it is proposed to relocate the original cast iron window from its current location in the rear elevation of the barns, and re-site it facing the courtyard within the existing garage door opening. Facing brickwork to match the existing building will be utilised to infill the remainder of the opening. I trust this will meet with your approval and will address the requirements of this condition.

Condition 18 – Carriage Openings

I would be grateful if you would find enclosed a plan showing the proposed detail of the new carriage opening windows. I trust this will meet with your approval and will address the requirements of this condition.

Condition 21 – Management Agreement

This document is in the process of being finalized and I will forward it on to you once available.

SMD/2015/0512 (Listed Building Consent)

Condition 20 – Schedule of Works for Roof of Barns

Details pertaining to this matter have previously been agreed under condition 19 of SMD/2015/0511 and this condition merely repeats the provisions of that condition. I therefore trust that the details previously submitted in this regard will address the requirements of this condition.

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I look forward to hearing from you in respect of these conditions as soon as possible, as works on the site have commenced following receipt of the previous discharge of conditions response issued by SMDC (dealing with the pre-commencement conditions), and we do not wish to encounter any further delays.

Should you require any further information or clarification then please do not hesitate to contact me.

Yours sincerely



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