



High Peak Borough Council
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Consultee Response

Date: 03/10/2022.

Application ref: SMD/2021/0805 & SMD/2021/0796.

Case Officer: Chris Johnston.

Proposal: 'Listed Building Consent for the conversion of listed building and change of use as guest accommodation, holiday lets' & 'Conservation of Listed Building and Change of Use as guest accommodation, holiday lets'.

Dear Chris,

The Old Barn, Smithy Lane, Farley, Staffordshire, ST10 3BQ.

No objection.

Subject to the following conditions:

- Sandblasting is not to be used on the structure. Only soft, low pressure cleaning methods are to be used and only if it can be demonstrated in writing or by detailed drawing with photographs, that this is absolutely necessary. Until the details or justification of such is provided and then considered, any 'cleaning' is not to be undertaken.
- No tanking is to be installed on or inside the structure. Only breathable/vapour permeable inventions that are sensitive to the historic fabric are appropriate. Detailed drawings of the proposed materiality/method in the scheme addressing insulation purposes must be submitted for consideration.
- No modern plaster boarding is to be affixed directly to the stone. Only breathable/vapour permeable interventions that are compatible with historic fabric, are appropriate. Detailed drawings and product specification must be submitted for consideration.
- A small non-invasive extraction system must be included in the two small bathrooms. Detailed drawings should be submitted demonstrating this.
- The bath/shower units on the upper floor must not be affixed, alongside any stud-walling, directly to the historic stone wall. *(There must be a small gap between the stone structural walls and bathroom units to allow excess heat and water vapour to escape and adequately circulate).*
- The installation of a fire in the ground floor lounge space is not clear. As to what type, electric or open fire, must be specified due to there being no intervention of a flue or chimney in the proposed drawings. Clarification is required.
- What/which traditional lime mortar is proposed to be used as per the proposed drawings. Clarification and technical specification is required.
- Detailed drawings demonstrating the installation, and what type of a secondary 'weather proof' front door must be submitted for consideration.

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- The reinstatement of the windows must be timber and not affixed into the window recesses by modern cement mortar or plastic modern silicone. Only traditional methods will be permitted. A specification document detailing this must be submitted for consideration.
- Rainwater goods must be 'made good' in order to direct water away from the historic fabric. *(From preliminary investigation, there doesn't seem to be adequate drainage at the property, particularly at the front/south facing elevation onto a modern concrete frontage).*

Following imposition of conditions the proposal will result in no harm to the structure and no impact to the Conservation Area.

Kind regards

Miss E Holland.
Conservation Officer.

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