



**High Peak Borough Council**  
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### **Consultee Response.**

Date: 20/10/2022.

Application ref: SMD/2021/0798 & SMD/2021/0807.

Case Officer: Chris Johnston.

Proposal: 'Conservation and change of use of The Smithy to guest accommodation, holiday let' and 'Listed Building Consent for the conservation and change of use of The Smithy to Guest accommodation, holiday let'.

Dear Chris,

*The Smithy, Smithy Lane, Farley, Staffordshire, ST10 3BQ.*

No objection.

#### **Subject to the following conditions:**

- Details/specification of the new fire place to be submitted for consideration. Clarity is needed on the location of such, as ground floor and proposed drawings show stairs and first floor door potentially clashing with fire place and any respective flue location. *See drawings and 1690.06\_200\_01 and 1690.06\_200\_02.*
- Details/specification of the replacement stairs to be submitted for consideration.
- No sandblasting to be used on the structure. Only soft, low pressure blasting methods are to be used, and only if it can be demonstrated in writing or by detailed drawings with photographs that this is absolutely necessary. Until the details and or justification of which are provided and considered, 'cleaning' is not to be undertaken.
- No tanking is to be installed on or inside the structure. Only breathable/vapour permeable interventions will be appropriate. Detailed drawings or documents of such should be submitted for consideration.
- No modern plasterboard is to be affixed directly to the stone. Only breathable/vapour permeable interventions will be appropriate. Detailed drawings or documents of such should be submitted for consideration.
- Bath and or shower units on the first floor must not be affixed, along with any stud walling or modern plasterboard directly to the historic 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.*
- A small non-invasive extraction system must be included in the two small bathrooms for ample ventilation and to aid in the above point. Details must be submitted demonstrating this.
- What type of traditional lime mortar is proposed, as per the technical drawings. Choice of such and technical specification is required.
- Clarity is required on drawing 1690.06\_200\_01 at no.6 elevation 3: presumably the original barn door location? This document annotates 'New Crittall window glass door' located at GF

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Barn door location. However, DAS page 9 only mentions 'glazing' will be installed 'behind' the GF Barn doors? A technical document outlining this intervention, the product type, how it will be installed, and its purpose, should be submitted for consideration.

- Rainwater goods must be 'made good' where necessary.

Kind regards

Miss E Holland.  
**Conservation Officer.**

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