

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2023/0630 and 0631 - Conversion of Listed Barn, Denford
Date: 21 June 2024 13:05:57
Attachments: [image001.png](#)

Conservation Officer further comments

From: Emily Holland <>
Sent: Thursday, June 20, 2024 10:33 AM
To: Chris Johnston <>
Subject: RE: SMD/2023/0630 and 0631 - Conversion of Listed Barn, Denford

Well both are to be left out, they have confirmed tanking is no longer a part of the project as other conservation methods are going to rectify the issues.

We will need to condition that tanking is not forming part of the project, along with:

- Finishing and facing materials.
- Full joinery spec, including colour, fittings and fixtures, annotations to which are opening and which are fixed, material, glazing type, glazing bar detail and moulding, and shutter colour and material. This should also include detail at 1.20 of the glazed pieces for the thirteen ventilation holes located at the two sides and two to front.
- Schedule of new interior materials and insulation.
- Mortar analysis to be undertaken of the survived existing – and what the new proposed mortar specification is, that the analysis has informed.
- Mortar repointing method and summary. This of which is not to be undertaken in temperatures lower than 5 degrees.
- Stairwell can be positively conditioned alongside its respective document.
- Rooflights at detail 1.20.
- Design, colour, size, shape and material of flue.
- Please also write into condition that for the lifetime of the development no external wall illuminations, uplighter, downlighter or LED light fixtures are to be affixed to the asset. (To protect the character and setting of both assets).

Thanks

In your communications with me please always quote the planning reference number if you have one.

-

Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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From: Chris Johnston <>

Sent: Wednesday, June 19, 2024 11:37 AM

To: Emily Holland <>

Subject: RE: SMD/2023/0630 and 0631 - Conversion of Listed Barn, Denford

OK so just to clarify, you are happy for the outstanding matters below can be dealt with via conditions then? i.e. NHL's, tanking etc.

Regards
Chris

From: Emily Holland <>

Sent: Tuesday, June 18, 2024 4:09 PM

To: Chris Johnston <>

Subject: RE: SMD/2023/0630 and 0631 - Conversion of Listed Barn, Denford

Hi Chris,

That's fine.

However, I don't believe generic NHLs have been prescribed nor advocated by myself. I have noted more than once that due to the sheer amount of pointing needing to be undertaken, that analysis will be expected. I have also mentioned this will be conditioned.

I am in agreement that moisture will be more successfully controlled by paying attention to ground levels and the quality and care of the masonry. Something the latter of which is tied in with the above. A generic NHL is not a one size fits all procedure.

Thanks

In your communications with me please always quote the planning reference number if you have one.

-

Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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From: Chris Johnston <>

Sent: Wednesday, June 12, 2024 11:21 AM

To: Emily Holland <>

Subject: FW: SMD/2023/0630 and 0631 - Conversion of Listed Barn, Denford

Hi Emily

Further info as requested. Are you fully satisfied with all the details now?

I would be grateful for comments within 7 days

Thanks

Chris

From: Billie Chell <>

Sent: Friday, June 7, 2024 3:18 PM

To: Chris Johnston <>

Cc: David Deakin <>

Subject: SMD/2023/0630 and 0631 - Conversion of Listed Barn, Denford

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Job No. 00101

Good Afternoon Chris,

Thank you for your email and feedback from the Conservation Officer in response to our comments made on 3rd May, please see below and attached :

We are happy for the first items to be dealt with as Conditions.

With regards to the tanking where the external ground is higher then the internal floor level, we understand Emily`s concerns regarding condensation forming on the inside face of the wall. As well as this our concerns are also to prevent water ingress through the wall from the higher ground at the higher point of the site. We now confirm that **NO TANKING** will be installed in the perimeter wall of the building where the external ground level is higher than

the inside floor level. **NO TANKING ANYWHERE TO EXTERNAL AND INTERNAL WALLS.** This is mainly the Boiler Room and Utility rooms. The open stone mortar joints will be repointed with a Hydraulic Lime mortar as previously indicated. Because we need to excavate around the building to install the Underpinning, this may provide a opportunity to reduce the ground level at the worst point. It will be completely pointed with the hydraulic lime mortar all the way up the wall regardless.

We are still liaising with the ecologist to address the comments from Staffordshire Wildlife Trust, and will get back to you as soon as possible.

Kind Regards

Hewitt&Carr Architects

Billie

BILLIE CHELL BArch (Hons) MArch ARB RIBA
Architect

www.hcarchitects.co.uk

Hewitt&Carr Architects | DaisyBank House | 17-19 Leek Road | Cheadle | Stoke-on-Trent | ST10 1JE
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