

22/07/2025

Mr Andrew Dukesell
DBD Architectural Consultancy Ltd
50 Broad Street
Leek
Staffordshire
ST13 5NS

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of conditions 4,5 and 6 in relation to SMD/2025/0094
2 Sunnyside Daintry Street Leek Staffordshire ST13 5PG

I refer to your recent application to discharge conditions 4, 5 and 6 in relation to SMD/2025/0094:

4. Before any construction occurs above damp proof course (DPC) for the extension, a brick sample panel, showing brick type, bond pattern, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

5. Before the new roof hereby approved for the extension is installed, a sample or detailed specifications of the new roof tile, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

6. No development shall be commenced in respect of the features identified below, until the details of their design in the form of drawings and sections (1:10 or 1:20 scale) or specifications have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

- External windows, including roof windows, doors and their immediate surroundings
- window and doors heads and cills
- Any flues or vents

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

I can confirm that details submitted:

Condition 4: Carlton Clayburn Civic 73mm brick to be laid stretcher bond with a complimentary mortar blend is acceptable.

Condition 5: Marley Plain Clay tiles in smooth grey are considered acceptable.

Condition 6: The details of the windows, heads, cills, flues, vents, and anthracite aluminium window surrounds shown in plan PL04 are acceptable.

SMDC Conservation has not raised any issues from a Conservation perspective on the receipt of these details.

Therefore, the Conditions are satisfied subject to compliance with these details.

If you have any questions regarding this letter please contact Reuben Berriman

Yours faithfully,

01/08/2025

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services