

6th November 2025

Mrs Teresa Critchlow Critchlow
Sammons Architectural Limited
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of condition 3, 5 and 7 relating to SMD/2024/0377
Cross Street Mill Cross Street Leek Staffordshire ST13 6BL

I refer to the above application seeking to discharge the following conditions:

3. Prior to construction of exterior walls above damp-proof course level and notwithstanding the submitted documents and drawings details including types and colours along with samples if requested of all external facing walling and roofing materials shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details as subsequently approved in writing.

Reason: To ensure that the works harmonise with the existing development in accordance with its status as a Listed Building.

5. Prior to installation of the proposed flue and air extraction system in the development hereby approved, a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out. The equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use and the system must be installed by suitably qualified competent engineers and the canopy must meet all relevant Health and Safety requirements including the use of Gas Interlocks. The provision of a commissioning certificate issued by a Gas Safe registered engineer should be available for inspection.

Reason: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties.

7. Details of all artificial lighting to be installed under this permission shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

Reason: To protect the local amenities of the local residents by reason of excess of Illuminance.

1. The LPA has received a material sample for the reclaimed, plain roof tiles and an updated materials schedule, detailing the black finish Marley Alutec aluminium half-round gutters with circular downpipes, 3 course corbelled 'lbstock – Birtley Olde English' (73 x 215 x 102.5mm) outer leaf brickwork, brickwork eaves with natural stone coper, detailed to match that of the existing single-storey entrance, white painted timber door with stone to match existing and white painted timber sash with natural stone heads and cills to match existing, and the Conservation Officer has raised no issues in this regard.
2. The LPA has consulted with Environmental Health with regard to the details of the Kitchavent 3000 max duty kitchen extraction system, and lighting details of the Fastlight 150W 9" reflector sign light in brass, and Environmental Health recommend conditions 5 (Cooking Smell abatement) and 7 (Lighting) can be discharged.

Having received this confirmation of acceptance from Environmental Health and the Conservation Officer, I am able to confirm that in regard to the submission requirements for Conditions 3, 5, and 7 under planning approval SMD/2024/0377 these conditions are hereby approved.

Yours faithfully,

06/11/2025

X

Jane Curley

Signed by: Jane Curley