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Our Ref: 25 031

Planning Department
Moorlands House
Stockwell Street
Leek
ST13 6HQ

09 December 2025

Planning Ref:
SMD/2023/0191

Proposal:
Conversion of former textile mill to provide 28 residential apartments
including internal and external alterations and associated works

Site Address: London Mill, Ashbourne Road, Leek, Staffordshire, ST13 5AP

Condition Discharge B (6, 7, 8 & 9)

To Whom it may concern,

On behalf of our client Vanguard Group Developments (UK3) Ltd, I am writing to confirm discharge of conditions **6, 7, 8 & 9** relating to the above application. This document should be read in conjunction with any additional or associated drawings provided, which will be referenced under each relevant condition heading.

Condition 6 – Window, Door and Roof Details

- See drawings references:
 - **25-031-INC-DR-1006 - Existing Elevations – revA**
 - **25-031-INC-DR-1206 - Proposed Elevations – revA**
 - **25-031-INC-DR-1260 - Window Schedule – revA**
 - **25-031-INC-DR-1261 - Pictorial Window Schedule - revA**

All windows and doors are proposed to be replaced.

- Any structural opening repairs or restoration will be carried out in accordance with Midland Masonry Ltd methodology statement document (ref: P **250 London Mill Leek report and proposed methodology (003)**)
- Window and door paint analysis will be carried out as follows:
 - Samples will be taken to establish:
 - Original paint colour and finish
 - Number of layers and periods of repainting
 - Presence of hazardous materials

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- Discrete areas of paint samples on different window frames will be taken, creating the least disturbance. It will include both sheltered and exposed areas of paint work, using a scalpel or micro-drill to extract tiny cross sections of paint, avoiding damaging historic fabric.
- Samples will be sent off to a laboratory for cross-sectional microscopic analysis, using visible and UV fluorescence to identify layers, colours and binders. If required further chemical analysis can be carried out to establish pigment and media, although unlikely to be required for a building of this type and age.
- All findings will be documented using the following method:
 - Photograph of sample sites
 - Microscopy imagery of paint layers
 - Interpretation of historic schemes and finishes
 - Recommendations

This report will be provided to the Local Authority for their consideration prior to replacement of any window or door.

- Details of the windows are included in drawings listed above:

These above drawing details:

- Frame type
- Materials
- Colour codes
- Glazing type
- Fittings
- Fixtures
- Surrounds
- Openable and fixed windows

- Details of the doors is included in drawing:

- 25-031-INC-DR-1262 - Aluminium External Door Schedule - revA
- 25-031-INC-DR-1263 - Timber External Door Schedule- revA
- 25-031-INC-DR-1264 - Cill and Lintel Schedule - revA

This drawing details:

- Material types
- Colour codes
- Surrounds and any door glazing

- There is no secondary glazing proposed, because all windows are proposed to be replaced to achieve the require thermal performances.
- See drawing above drawings for full details and methodology of any openings proposed to be blocked up
- See drawings reference:
 - **25-031-INC-DR-1005 - Existing Roof Plan - revA**
 - **25-031-INC-DR-1205 - Proposed Roof Plan - revA**
 - **25-031-INC-DR-1265 - Rooflight Schedule - revA**
- For full details of the conservation roof lights. See additional document, reference **Standard Glazing ref_E251032**, for further information on this glazing system.
- See above drawing list for full details of all roof repairs, replacements and thermal upgrades. All original slates are proposed to be reused where possible. If there is severe deterioration of the roof slates, the original slates will be used on the south and west elevations where they are most prominent.

Condition 7 – Clockface reinstatement

- See drawings reference: **25-031-INC-DR-1220 - Clockface Details - revA**



Condition 8 – Solar Panels

- See drawings reference: **25-031-INC-DR-1205 - Proposed Roof Plan - revA**

Condition 9 – Heritage Schedule of Works (external staircase)

- See drawings reference: **25-031-INC-DR-1221 - Staircase 1 Details - revA.**
- See information reference: **250561-C2C-XX-XX-RP-S-01.** Full details of the methodology for the refurbishment and repair of the decorative staircase included in this document.

The above summary of information is provided based on discharging conditions 6, 7, 8 and 9 relating to application SMD/2023/0191, Conversion of former textile mill to provide 28 residential apartments including internal and external alterations and associated works at London Mill, Ashbourne Road, Leek, Staffordshire, ST13 5AP.

