

28/01/2026
DOC/2025/0104

Mr Jonathan Hargreaves
EPOCH Architecture Ltd
12 Robin Hill
Biddulph Moor
Staffordshire
ST8 7NN

Dear Mr Hargreaves

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of condition 3 in relation to SMD/2025/0199
The Oast House Cheddleton Heath Road Leek Staffordshire ST13 7DX

Condition 3 reads:

Prior to the installation of new roof tiles and exterior cladding samples of the proposed replacement materials shall, notwithstanding condition 2 above, be submitted for approval in writing by the Local Planning Authority (LPA) and the development shall thereafter be carried out only in accordance with the details as subsequently approved in writing by the LPA.

Reason: To ensure that the works harmonise with the existing development.

It was noted in the Council's decision approval report as follows:

Large box form dormers appear at the front and rear as shown on the 1970 approved drawing (image on file). These are annotated as being finished in dark grey asbestos boarding, though this has in more recent years been replaced with upvc boarding in white. The pitched main roof slopes are finished in clay tiles as in the 1970 drawing.

The proposed materials now put forward in the submitted materials schedule are:

- 1) Marley Hawkins Staffordshire Blue clay tile to existing roof and
- 2) "Millboard Shadow Line + Burnt Cedar Cladding" to existing and proposed dormers.

In the context of the original building description (as noted above from the Council's report) the proposed materials are hereby accepted.

I hope that the above is of assistance. If you require further information please contact arne.swithenbank@staffsmoorlands.gov.uk

Yours sincerely

X *B.S. Haywood*

Signed by: Ben Haywood

Head of Development Services