

Conservation Team Advice

Date: 9th February 2026
Application Ref: DOC/2025/0098
Site Address: London Mill, Ashbourne Road, Leek
Proposal: Discharge of Conditions 10, 11 & 12 in relation to application SMD/2023/0191

Condition	Comments
	The application form states that the discharge of condition application seeks to discharge condition 10, 11 & 12, but details appear to have been submitted for condition 6, 7, 8 & 9 as well as 10, 11 & 12. Clarification would be required on which conditions are being sought to be discharged. Notwithstanding this, conservation comments are provided on the technical details provided for DOC/2025/0098. It is noted that some of the details in this application have not been submitted for the corresponding listed building consent discharge of condition application (ref: DOC/2025/0096). The condition wording on both decision notices (SMD/2023/0191 & SMD/2023/0192) are similar, so the outstanding information for the listed building consent application would also need to be formally discharged and the correct information submitted for that separate application (ref: DOC/2025/0096).
6 – window, door and roof details	<u>Notwithstanding the submitted plans, no development shall commence until the following detail has been submitted to and approved in writing by the Local Planning Authority</u> <u>a) Marked up elevation plans identifying those windows and doors to be retained for repair, those which are lost, and those that will be replaced.</u> The information submitted: - Proposed Elevations (dwg no. 25 031 – INC – DR 1206 Rev B) - Window Schedule (dwg no. 25 031 – INC – DR 1260 Rev B) - See comments below <u>b) A detailed Schedule of Work for the refurbishment/ repair of existing windows and doors to include (but not limited to) method of repair and suggested paint analysis.</u>



The information submitted:

- Window Schedule (dwg no. 25 031 – INC – DR – 1260 Rev B)
- Cill and Lintel Schedule (dwg no 25 031 – INC – DR 1264 Rev B)
- The window schedule says ‘See Spec’ for many of the windows, but it is not clear what this is referring to – is there a schedule for these windows?
- Notwithstanding this, it appears that all of the windows are now proposed to be replaced, and the information provided in the schedule is quite generic either stating ‘replace’ or ‘condition poor, replace’. The proposed full replacement of the windows has the potential to increase the level of impact to the designated heritage asset. Therefore, it would be useful if further justification could be provided for the loss of historic fabric, for example a more detailed condition survey.
- The cill and lintel schedule indicates some of the lintels and cills would be replaced or altered for the changes in opening sizes. It would be useful to have some more technical details on the material and detailing of any replacements to ensure that this is sympathetic to the appearance of the building.

c) Full details of all new windows to include frame type, material, colour code, glazing, fittings, fixtures, surrounds and confirmation of which to be openers and fixed lights shown on a schedule.

The information submitted:

- Pictorial Window Schedule (dwg no. 25 031 – INC – DR 1261 Rev B)
- Cill and Lintel Schedule (dwg no 25 031 – INC – DR 1264 Rev B)
- Notwithstanding the above justification for the replacement of all the windows, the proposed replacement windows would be double glazed Alitherm Heritage aluminium windows. Aluminium is not a traditional material for historic mill



buildings and its use in window detailing can sometimes result in a flat profile to the framing and glazing bars. In addition, double glazing is not a traditional detail.

- It is noted that the proposed elevational drawings replicate the historic centre pivot and casement openings which are typical of mill buildings, which is supported from a conservation perspective. We would, however, need a clearer/more detailed sectional detail than what has been provided for the replacement window detail (for example 1:10 or 1:20 scale clearly showing the thickness of framing and glazing bar details).
- Ideally from a conservation perspective, we want to see a slimline profile double glazed unit (e.g. 16mm or less) with integral glazing bars, shaped (rather than flat) glazing bars and framing and slim outer frames to minimise the appearance of any double glazing.
- The historic window frames also appear to have been installed / recessed into the brickwork to minimise their appearance and the sectional details do not appear to show this as the frames are shown to sit within the masonry opening.
- From a conservation perspective, we would wish to avoid trickle vent details, and it is not overly clear if this is shown on the sectional drawings provided.

d) Full details of all new doors to include material type, colour code, surround and any door glazing pieces. In particular the ground floor front main door, further entry doors and doors located at the decorative staircase on the Ashbourne Road (south) elevation

The information submitted:

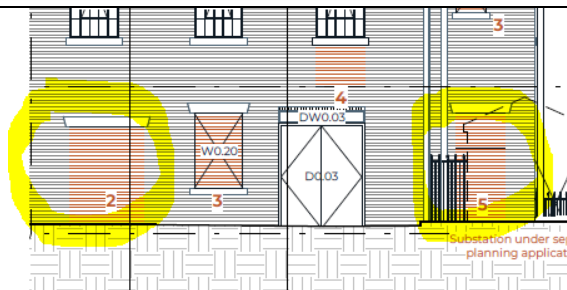
- Timber External Door Schedule (dwg no. 25 031 – INC – DR 1263 Rev B)
- Aluminium External Door Schedule (dwg no. 25 031 – INC – DR 1262 Rev A)
- Door Type 1 is the main entrance door facing Ashbourne Road. The proposed details on dwg no. 25 031 – INC – DR 1263 Rev B show a raised and fielded door with two panels and a horizontal

panel across the top. It would be suggested that the design of the replacement door replicates the historic detailing of the 3 panelled door, see historic photo below (the detailing here appears to be bolection moulding):



- The proposed details on dwg no. 25 031 – INC – DR 1263 Rev B also show door details for the rear elevation and the staircase to the front elevation. The annotations mention the door would be timber, but the fanlight above would be aluminium. It would be suggested that the fanlight above is also timber to avoid a clunky detail that does not match the timber detailing below. Similar to the windows condition, the sectional detailing for these doors is not clear enough to illustrate glazing bar details and profiling and it would be recommended more technical details are provided as the existing sections appear to imply a flat glazing bar to the fanlight detail which would not be appropriate for the historic character of the building. Similar to comments above, we would suggest a slimline double glazing rather than the standard 24mm indicated on the annotations as this would result in bulkier frames and detailing which would detract from the architectural interest of the building.
- The drawings for the aluminium entrance doors (dwg no. 25 031 – INC – DR 1262 Rev A) indicate a flat profile glazing bar which would not be characteristic of traditional detailing in the building and it would be

	recommended that this is altered to be more reflective of the historic character of the building. • The annotations on both plans mention colours would be either RAL 6003 (Olive Green) or Ral 7021 (Black Grey). If clarification can be provided on what colour is proposed that would be useful, RAL 6003 (Olive Green) may add some visual interest to the building and dark green was a popular Victorian colour so would be appropriate if selected, whereas a black may make the building look a bit bland. • Also details for the ironmongery would be required for external doors. <u>e) Full details of secondary glazing and manufacturers details</u> • As outlined in the covering letter, no details are provided as this is no longer proposed. <u>e) Method statement and materials for the blocking up of existing window and door openings</u> • Covering letter says see drawings on these details • Pictoral Window Schedule (dwg no. 25 031 – INC – DR 1261 Rev B shows blocked up window details (window type 1a, 3 and 6). This indicates that the brickwork would be slightly recessed to give the impression of a tax window details, the principle of which is acceptable. • We would require details, such as sample or manufacturer's specification, on the brickwork to be used and detailing of the pointing of these blocked up windows. • The annotations on the plans state that the internal treatment of these blocked up windows would be dealt with as part of a technical package, possibly could be dealt with under condition 10 on DOC/2025/0098 application in regard to internal lining of the listed building. • There are no objections to the proposed louvre detail. • Details are required for blocked up external doors:
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f) Full details including scaled drawings of the replacement conservation roof lights and manufacturers detail

The following information has been submitted:

- Existing Roof Plan (dwg no. 23 031 – INC – DR – 1005 Rev B)
- Proposed Roof Plan (dwg no. 23 031 – INC – DR 1205 Rev B)
- Rooflight Schedule (dwg no. 25 031 – INC – DR 1265 Rev B)
- Standard Patent Glazing Quotation (dated 13th October 2025)
- The sectional details illustrate the patent glazing for the rooflights would project above the roofplane and would be coloured RAL 7021 (Black Grey)
- Usually from a conservation perspective, it is encouraged to have flush rooflights, but often historic mill and warehouse building would have patent glazing installed that often projected above the roofplane. Therefore, there would be no objections to these proposed details.

h) Full details of all roof repairs. Original roof slates to be retained and re used

- No details provided

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Prior to the commencement of development details for the reinstatement of a working clockface on the principle elevation (Ashbourne Road) shall be submitted to and approved in writing by the Local Planning Authority.

The following information has been submitted:

- Clockface Details (dwg no. 23 031 – INC – DR 1220 Rev B)
- The drawing illustrates the design of the clockface would be sympathetic to the historic character of the building.



	However, the annotations mention Perspex for the backing which is not a traditional material – could this be white metal instead? • It is assumed the clockface would be black metal, but if clarification can be provided. • Also, it is not overly if the clockface would be slightly recessed or flush with the masonry. A historic photo below appears to imply it may have been recessed: 
8	<u>Notwithstanding the submitted plans, no PV panels shall be installed on the roof until such time that full details have been submitted to and approved in writing by the Local Planning Authority. Such detail to include method of attachment, sizes, amount, weight, finish and manufacturers details.</u> • The Proposed Roof Plan (dwg no. 23 031 – INC – DR 1205 Rev B) shows the siting the solar panels to the front elevation, but no technical details of the panel type and design have been provided. • From a conservation perspective, we would suggest black frame with low-rise brackets to minimise the visual appearance.

9	<u>Notwithstanding the submitted plans no development shall take place until such time that a Schedule of Works for the refurbishment and repair of the decorative staircase on the Ashbourne Road (south) elevation has been submitted to and approved in writing by the Local Planning Authority.</u> The following information has been submitted: • Staircase 1 Details (dwg no. 25 031 – INC – DR 1221 Rev B • Part Structural Appraisal of Historic External Staircase – C2C Consulting Engineers Ltd (dated 14th October 2025) • The Structural appraisal outlines that the cast iron staircase is in a reasonable and repairable condition, but the degradation of the paintwork has led to rusting in the ironwork that will need to be repaired. The report offers some recommendations for repairs such as abrasive cleaning of the existing paintwork, application of rust-inhibiting metal primers, re-painting the metalwork and fixing floorplates. • However, it is not overly clear from the submission whether the recommendations in the Structural Report are the proposed as the information provided on the ‘Staircase 1 Details’ plan is quite generic. It would be useful if a detailed Schedule of Works is provided which outlines the method of cleaning existing paintwork, any repairs/replacement of ironwork, re-painting and any other repairs.
10	a) <u>Schedule of historic features</u> The information provided: • 25-031-INC-DR-1002 - Existing Ground and First Floor Plan - revB • 25-031-INC-DR-1003 - Existing Second and Third Floor Plan - revB • 25-031-INC-DR-1004 - Existing Forth Floor Plan - revA • 25-031-INC-DR-1005 - Existing Roof Plan - revA • 25-031-INC-DR-1006 - Existing Elevations – revA b) <u>Details for the retention of the cast iron internal supporting joists with Repair summary if deemed necessary including paint type and colour code</u> The information submitted:

- C2C Consulting 'Structural Condition of Existing Timber Floors' (report ref: 250561-C2C-XX-XX-LTR-S-C01)
- Ground Floor Reinstatement – West Elevation (dwg no. 250561 C2C XX XX M2 S 004 Rev P01)
- First and Second Floor Reinstatement – West Elevation (dwg no. C2C XX XX M2 S 005 Rev P02)
- The C2C floorplans indicate the extent of damage to masonry, flooring and timber beams and the plans outline the extent of floor replacement, replacement of timber beams with steel beams and columns (possible scope for retention of the historic columns). Whilst it is regrettable that the works would result in the loss of historic fabric and potential for alterations of the historic construction, this would be quite a localised part of the Listed Building and there is clear justification for the need for these works. The works are also in the interests of securing a new use for the building. Therefore, there are no objections to these proposed works from a conservation perspective.
- The covering letter outlines the rest of the columns in the building would be retained. However, it is not clear if the proposal seeks to cleaning and re-paint these features as part of the conversion. Clarification would be required.

c) Details drawings/sections regarding proposed inner shell 'independent metal wall lining'

The information submitted:

- 25-031-INC-DR-1240 - Ground Floor Details - revA
- 25-031-INC-DR-1241 - Floor to External Wall Details - revA
- 25-031-INC-DR-1242 - Floor Details - revA
- 25-031-INC-DR-1243 - Roof Details - revA
- 25-031-INC-DR-1244 - Opening Details - revA
- See comments below.

d) Material details of insulation for walling and roofing

The information submitted:

- 25-031-INC-DR-1240 - Ground Floor Details - revA
- 25-031-INC-DR-1241 - Floor to External Wall Details - revA
- 25-031-INC-DR-1242 - Floor Details - revA
- 25-031-INC-DR-1243 - Roof Details - revA
- 25-031-INC-DR-1244 - Opening Details - revA

	• The proposed wall details indicate a damp resistant Wykamol renovation plaster would be applied to all external walls. This does not appear to be a breathable material as it is designed to replicate 1:1:6 cement:lime:sand plaster and is commonly used over the installation of chemical damp proofing. We would object to this detail from a conservation perspective and recommend breathable materials are utilised. • It was discussed on site last year that the proposal to install double glazing would help improve the thermal efficiency of the building and potentially avoid the need for internal wall insulation, so that the brickwork could be exposed and part of the building's character better revealed. However, the proposal seems to indicate that this would no longer be the case as internal wall insulation is still proposed and would result in quite a boxy appearance to details such as internal window reveals and bulkheads. • We suggest that the reconsideration is given to these details to ensure that breathable materials are utilised. e) <u>Small test area of sample area of the DOFF system (in order to identify if this is appropriate) for the removal of graffiti and other such damage to the rear</u> The information submitted: • Midland Masonry Proposed Methodology (dated 20th October 2025) • The methodology recommends DOFF or Thermatech steam cleaning system and chemical agents to carefully remove graffiti, which in principle is acceptable from a conservation perspective. It would be useful if a sample panel of cleaning could be provided for site inspection. • There are no objections from a conservation perspective to the general brickwork repairs such as fixing lime pointing with NHL 3.5 as mentioned in the report. f) <u>Details of Helibars and their locations</u> The information submitted: • Midland Masonry Proposed Methodology (dated 20th October 2025) • Anticipated cosmetic external brickwork repairs (dwg no. C2C XX XX M2 S 003 Rev P02)
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	• West Elevation Brickwork Repairs – Phase 1 (dwg no. 2C XX XX M2 S 001 Rev P02) • West Elevation brickwork Repairs – Phase 2 (dwg no. C2C XX XX M2 S 002 Rev P03) • There are no objections to the principle of helibar installation and the details on extent of repairs from a conservation perspective. g) <u>Details of all vents and ducts including the smoke vents</u> The information submitted: • Proposed Roofplan (dwg no. 25-031-INC-DR-1205 Rev A) shows the location of the vents • The covering letter details the vents would be leadworx triangle (code 4 and 5 lead). There are no objections to these details. • The covering letter mentions the smoke vents would be Velux automated opening vents, if a product specification can be provided that would be useful as some of their designs are white and domed shaped. h) <u>Material details and style of metal/aluminium rainwater goods including hoppers, brackets and end pieces</u> • The annotations on the proposed elevations (dwg no. 25 031 – INC – DR – 1206 Rev B) state the replacement rainwater goods would be Brett Martin plastic guttering. This would not be sympathetic material to the historic character of the building, and from a conservation perspective it would be recommended that metal is used instead.
11	a) <u>Proposed access ramp on the Ashbourne Road frontage including detail for the alteration to the boundary wall, alterations to the building, existing and proposed levels and surfacing</u> The information submitted: • Proposed Site Setting Out – Ramp (dwg no. 25 031 – INC – DR 1291 Rev B) • Proposed Site Setting Out – Front Right (dwg no. 25 031 – INC – DR 1292 Rev B) • Proposed Site Setting Out – Rear (dwg no. 25 – 031 – INC – DR 1293 Rev B)

- There are no objections to the proposed details for the ramp from a conservation perspective as it would retain the railings to the front (to be cleaned and repainted in black) and there would be minimal alteration to the appearance apart from the new opening.
- Will there be a handrail installed to the internal face of the wall for the ramp area? If so, could details be provided?
- The annotations on the plan mention low-level lighting for the ramp and a Slight Surface Square Wider outdoor Low Level Wall Light specification has been provided. It is assumed this is proposed for the outdoor ramp, but if confirmation could be provided.
- The annotations mention a riven finish concrete for the surfacing – is this coloured, if so can details be provided?

b) Wall, railings, steps and surfacing of the outside area to the north which encloses the bike store and communal area

The information submitted:

- Proposed Elevations (dwg no 25 031 INC – DR 1206 Rev B)
- Proposed Site Setting Out – Rear (dwg no. 25 – 031 – INC – DR 1293 Rev B)
- The details show iron railing fence detail to match the existing at the front and to be painted black. There are no objections to these details from a conservation perspective.
- The annotations mention that a brick wall will be built up to the rear, details (such as sample or manufacturer's specification of the brick and any capping details) would be required.
- Will there be a handrail installed to the internal face of the wall for the stepped area? If so, could details be provided?
- The annotations mention a riven finish concrete and York stone paving to the yard – can product specifications of these be provided?
- The annotations on the plan mention low-level lighting for the ramp and a Slight Surface Square Wider outdoor Low Level Wall Light specification has been provided. It is assumed this is proposed for the outdoor walkway areas, but if confirmation could be provided.

	c) <u>Bin access details at service entrance</u> - No details provided. d) <u>Means of enclosure around substation – to be wall and/or railings to match b) above</u> - The proposed elevations indicate this would be dealt with under a separate application for the substation. e) <u>Gate into communal area from Well Street</u> - Is this proposed to be dealt with under separate application for substation? f) <u>External lighting scheme</u> - A product specification of LEIK bulkhead lighting has been provided but no elevations/details of extent of its use. In any respect, it is likely that this type of lighting would be discouraged as it has an overly contemporary design which would distract from the mill building appearance.
12	<u>No development shall commence until full details including scaled drawings of the internal intervention at the main entrance and adjacent lobby and alteration to glazed screen at Post Room shown on the submitted drawing 2023-2760-05 Rev H and described in the Heritage Statement and Impact Assessment dated 13th March 2023 prepared by Mel Morris have been submitted to and approved in writing by the Local Planning Authority.</u> The covering letter outlines this would be replaced but no technical drawings have been provided, which would be required.

Conservation Officer: Megan Atkinson