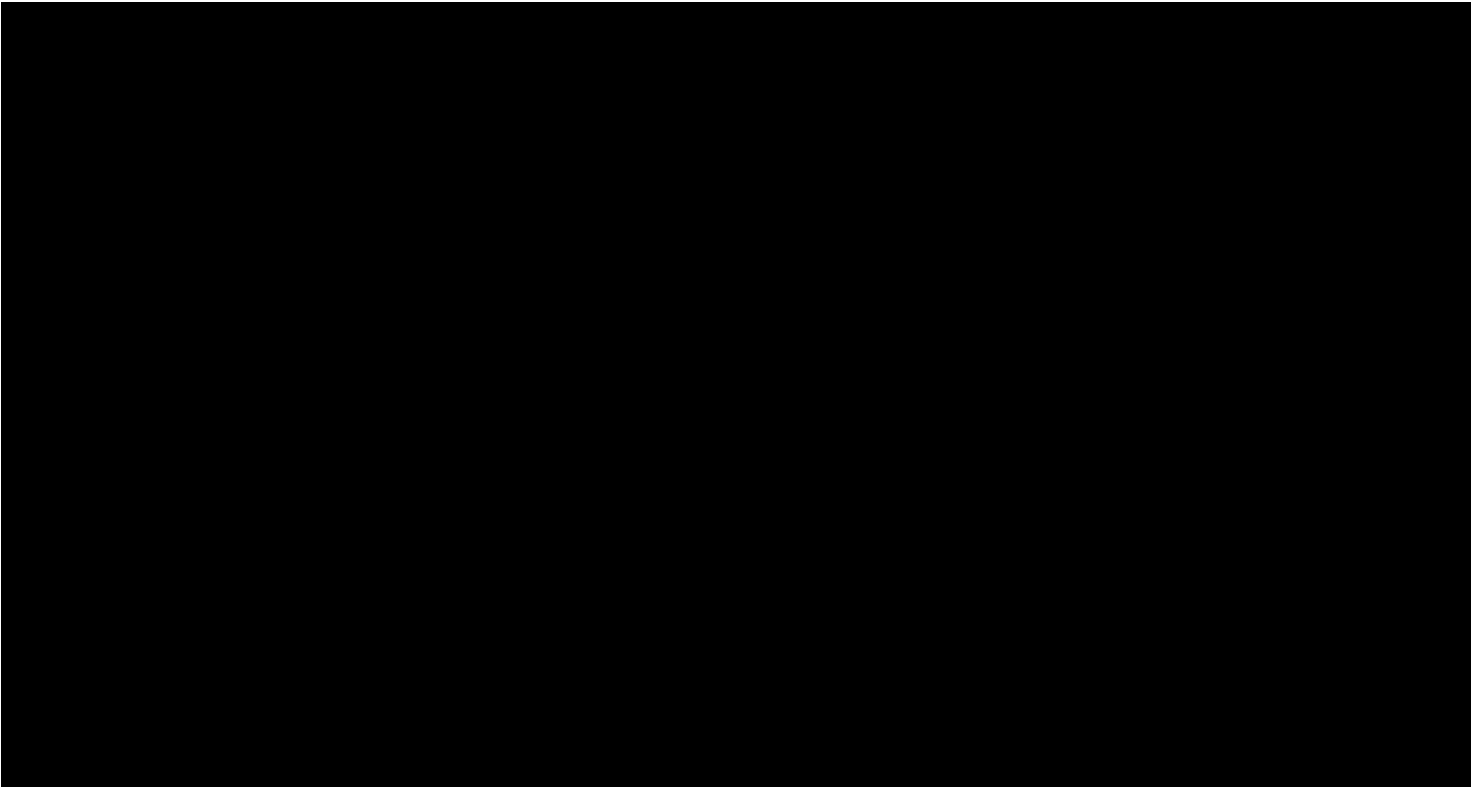






Sent: 17 February 2026 14:26

Subject: RE: Catswall Farm, Denford. Variation of Condition SMD/2025/0422 & 0423

Chris,

I've just been on site to look at samples. Comments below:

Application ref: SMD/2025/0423

- **Condition 4 – New facing materials**

- The Variation of Condition document made reference to two types of stone (Hollington Cream and Hollington Red Sandstone) and clarification was sought in conservation comments (dated 13th November 2025)
- Looking on site for the other barn conversion, it appears the red sandstone has been used for new boundary walls (see attached photos) which looks out of character. Whilst there is a mix of hues for stonework in the local area, the red/pinker stone appears to have only be used for dressing (such as heads, cills and surrounds) and the majority of the building construction is the buffer/greyer colour. Therefore, it would be advised that the Hollington Red Sandstone specified in the Variation of Condition document is only used for dressing and Hollington Cream is used for any other work, such as new boundary walls and infill stonework on the principal barn.
- There are no concerns from a conservation perspective on the samples of reclaimed plain tiles viewed on site (17/02/25)

- **Condition 7 & 8 – Mortar details**

- A sample of the mortar used on the adjacent barn was viewed on site (17/02/25) and, so long as it is carried out with the proposed methodology in the December 2025 covering letter there would be no concerns with these details.

Application ref: SMD/2025/0422

- **Condition 15 – New facing materials**
 - The Variation of Condition document made reference to two types of stone (Hollington Cream and Hollington Red Sandstone) and clarification was sought in conservation comments (dated 13th November 2025)
 - Looking on site for the other barn conversion, it appears the red sandstone has been used for new boundary walls (see attached photos) which looks out of character. Whilst there is a mix of hues for stonework in the local area, the red/pinker stone appears to have only be used for dressing (such as heads, cills and surrounds) and the majority of the building construction is the buffer/greyer colour. Therefore, it would be advised that the Hollington Red Sandstone specified in the Variation of Condition document is only used for dressing and Hollington Cream is used for any other work, such as new boundary walls and infill stonework on the principal barn.
 - There are no concerns from a conservation perspective on the samples of reclaimed plain tiles viewed on site (17/02/25)
- **Condition 18 & 19 – Mortar details**
 - A sample of the mortar used on the adjacent barn was viewed on site (17/02/25) and, so long as it is carried out with the proposed methodology in the December 2025 covering letter there would be no concerns with these details.

Kind regards,

Megan Atkinson Conservation Officer

(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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moorlands
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You will appreciate that the above is an informal opinion of an officer based on the information provided and does not constitute a formal determination under the Planning Acts.

Sent: 10 February 2026 13:36

Subject: FW: Catswall Farm, Denford. Variation of Condition SMD/2025/0422 & 0423

Hi Megan

Are you able to have a quick look at the details of materials and repointing for the Conditions noted below? These were in response to your last comments.

Thanks

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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Sent: 09 February 2026 09:47

[REDACTED]

[REDACTED]

Subject: Catswall Farm, Denford. Variation of Condition SMD/2025/0422 & 0423

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Job No.00101

Hi Chris,

RE: Conditions 0422 items 15, 18, 19 and 0423 items 4, 7, 8.

The Conservation officer was requesting material and repointing samples ahead of approval: Please find photo sheet attached for their review. Materials and sample panel available to view on site if required. The applicant is looking to have these conditions resolved at approval.

Please can you also give me an update on outstanding Ecology and anticipated decision date? I understand you were hoping to discuss ecology items with SWT last week?

Regards

Hewitt&Carr Architects

Ross

ROSS ANKERS MCIAT

Senior Architectural Technologist

T: 01538 756888

M:

[REDACTED]

www.hcarchitects.co.uk

Hewitt&Carr Architects | DaisyBank House | 17-19 Leek Road | Cheadle | Stoke-on-Trent | ST10 1JE

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