

Conservation Team Advice

Date: 24/02/2026
Application Ref: DOC/2026/0004
Site Address: Haregate Hall , Haregate Road , Leek
Proposal: Discharge of condition 7, 10, 11, 14, 15, 17, 18, 19, 20 and 22
in relation to SMD/2022/0083

Conservation Comments

Condition 7 – Landscaping Details

Information submitted:

PS WB/EB - Planting Scheme West Barn and East Barn

PS KC/G - Planting Scheme Kitchen Cottage and Garage

PS TNH - Planting Scheme The New House

PS TH - Planting Scheme The Hall

In terms of heritage impact there are no objections to the information submitted.

Condition 10 – Soil Contamination

No heritage comments to make in relation to condition 10

Condition 11 – Drainage

No heritage comments to make in relation to condition 11

Condition 14 – Access of Hargate Rd and Osprey Close

No heritage comments to make in relation to condition 14

Condition 15 – Access and Parking

No heritage comments to make in relation to condition 15

Condition 17 – Rainwater Goods

Information submitted:

2051 Haregate Hall - Rainwater Goods Schedule Jan 2026

Page 1 references C2 and C5 to be white. This conflicts with the corresponding Example Spec A which states the unit will be black. This is assumed to be an error, however, some clarification is required.

Furthermore the '(?)'s should be removed from C6, D1 and D2 on the page 1 for clarity.

Condition 18 – Mortar

Information submitted:

2051 Haregate Hall - Discharge of Condition 18 Mortar Specification

No heritage objections to make

Condition 19 - Before the developments hereby permitted are brought into use all walls, gates, fences and other means of enclosure shall be retained, repaired, installed and erected in accordance with a schedule or scheme that has first been submitted to and approved in writing by the Local Planning Authority. The schedule or scheme shall include, where practicably achievable, details of the retention, repair and restoration of all existing brick and stone walls.

Information submitted:

2051 AL333 Boundary details as proposed

2051 AL332 A-Site Plan as proposed

A number of details are identified on the proposed site plan which do not have corresponding details. Additional elevation or product details of the following are required in order to appropriately assess the impact upon the heritage asset.

2 - Close board fencing

7 – brick boundary wall

12 – new low-level sandstone wall with estate fencing over

The proposed gates shown in *2051 AL333 Boundary details as proposed* show the gates to be an untreated timber. This is not considered an acceptable finish within the setting of the listed building. Metal gates would be more appropriate for those gates located within the immediate setting of the listed building.

Condition 20 - The development hereby permitted shall only be carried out using windows and doors that shall only be of a type, material, design and means of installation that accords with a schedule or scheme that has first been submitted to and approved in writing by the Local Planning Authority prior to their installation. The schedule or scheme shall include detailed plans and sections of the proposed windows and doors at a scale of 1:20 together with details of proposed finishes.

Information submitted:

2051 AL336 Typical Aluminium Window Details as proposed

2051 AL337 Sliding Glass Door D3 Details

2051 AL338 Eaves Window W8 Details

2051 AL339 Door Details as proposed

Having reviewed the details submitted in relation to condition 20, there are no objections to the proposed windows and door details submitted.

Condition 22 - Prior to first occupation, details of proposed relocation of existing cobbles at the rear of the Hall shall be submitted to and approved in writing by the Local Authority. The development shall thereafter be carried out in accordance with the approved details.

Information submitted:
2051 AL332 A-Site Plan as proposed

Detail 10 – Existing Historic Cobbles relaid shows the existing cobbles to be relaid to the rear (north) of the West Wing. This is considered to be an acceptable location. However, a written details for the relocation would also be required in order to appropriately assess the extent and method of the relocation.

Conservation Officer: Rachel Robinson