

Hill View Farm. Tower Hill Road, Mow Cop

T: 01260 602 005

E: Team@iciarchitecture.co.uk

W: www.ici-architecture.co.uk

Ref: 2196/PD / 0001/ V01



ICI ARCHITECTURE STUDIO
| Inspire | Create | Innovate

ICI Architecture Studio,
21 Logistics,
Mereside Campus (1F24),
Alderley Park,
SK10 4TG

Date of Issue: 03.03.26

Development Management

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

***RE: Hill View Farm, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS. Appeal Ref: 6001350 LPA Ref: SMD/
2025/0107***

Application for Approval of Details Reserved by Condition 03

Dear Sir / Madam

We write on behalf of Mr & Mrs Daniels in support of the enclosed application seeking approval of details pursuant to **Condition 3** attached to the appeal decision dated 12 February 2026 (Appeal Ref: 6001350)

Planning permission was granted on appeal for the replacement farm dwelling at Hill View Farm following determination by the Planning Inspectorate.

Condition 3 requires submission and approval of details relating to:

- Roof tiles
- Facing materials
- Hard surfaces
- Doors
- Window frames

The enclosed Planning Report sets out the full material specifications and demonstrates how the proposed palette:

- Reinforces the design approach accepted on appeal
- Responds positively to the rural farmstead context
- Complies with adopted Local Plan and Neighbourhood Plan policies
- Fully satisfies the purpose of the condition
-

As established within the appeal decision, the overall design, scale and contextual response of the dwelling have already been comprehensively assessed and found acceptable

This submission is therefore confined to the approval of detailed materials and does not alter the approved scheme in any way.

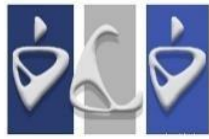
We respectfully request that Condition 3 be discharged in full at the earliest opportunity so that development may proceed in accordance with the appeal permission.

Should the case officer require any clarification or additional information to facilitate timely determination, please do not hesitate to contact me directly.

Yours faithfully,

Jordan Kirkham

ICI Architecture Studio



ICI ARCHITECTURE STUDIO

| Inspire | Create | Innovate

PLANNING STATEMENT

Application for Approval of Details Reserved by Condition

Appeal Reference: 6001350

LPA Reference: SMD/2025/0107

Condition 3 – Materials Discharge

Hill View Farm

Tower Hill Road
Mow Cop
Staffordshire
ST7 3PS

Prepared for:

Mr & Mrs Daniels

Prepared by:

ICI Architecture Studio

Date: 03.03.26

1.0 Introduction

1.1 This Planning Statement has been prepared on behalf of Mr & Mrs Daniels in support of an application submitted to Staffordshire Moorlands District Council seeking approval of details reserved by Condition 3 attached to the appeal decision dated 12 February 2026 (Appeal Ref: 6001350)

1.2 Planning permission was granted on appeal for a replacement farm dwelling at Hill View Farm following refusal by the Local Planning Authority.

1.3 This submission seeks formal discharge of Condition 3 and provides full details of the materials proposed.

2.0 Site and Planning Background

2.1 The site comprises Hill View Farm, located off Tower Hill Road, Mow Cop, within the Green Belt.

2.2 Planning application SMD/2025/0107 for a replacement farm dwelling was refused by Staffordshire Moorlands District Council.

2.3 The appeal was subsequently allowed by the Planning Inspectorate on 12 February 2026

2.4 The Inspector concluded that:

- The proposal would not adversely affect the character and appearance of the area.
- The dwelling would reflect the single-storey character of the existing building.
- The design would respond positively to its rural context.
- The development complies with Policies SS10, H1, DC1 and DC3 of the Local Plan.
- The development complies with Policy DES1 of the Biddulph Neighbourhood Plan.

2.5 The acceptability of the design approach has therefore been conclusively established.

3.0 The Relevant Condition

3.1 Condition 3 of the appeal decision states:

“Prior to any above ground level work being carried out on the new dwelling details of the types and colours of all roof tiles, facing materials, hard surfaces, doors, and window frames shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.”

3.2 The condition is imposed in the interests of safeguarding character and appearance.

3.3 This application provides the required information in full.

4.0 Materials Submitted for Approval

The following materials are proposed:

4.1 Facing Brickwork

Product: Wienerberger Old Essex Red Multi

- Multi-tonal red facing brick
- Subtle colour variation
- Traditional agricultural vernacular character

The brick selection reflects rural Staffordshire farmstead context and avoids engineered or suburban finishes.

4.2 Roof Covering

Product: Staffordshire Blue Clay Tiles

- Traditional clay tile
- Strong regional identity
- Appropriate to Moorlands rural setting

The material reinforces local distinctiveness and accords with the Inspector's acceptance of contextual rural design.

4.3 Windows

Main Windows

- uPVC framed (Resident 7 profile)
- Colour: Cotswold Green

Apex Feature Window

- Aluminium framed
- Colour: Dark Grey

The muted green tone reflects traditional painted joinery typical of rural dwellings.

The dark grey aluminium glazing aligns with the contemporary design elements expressly accepted by the Inspector (paras 14–15 of appeal decision)

.

4.4 External Doors

Single External Door

- Composite doorset
- Colour: Cotswold Green

Bi-Fold Doors

- Aluminium framed
- Colour: Dark Grey

The palette ensures consistency and controlled detailing across elevations.

4.5 Hard Surfaces

Driveway

- Tarmac finish

Tarmac is characteristic of agricultural holdings and visually recessive.

Rear Garden

- Indian stone paving

Natural stone provides a high-quality but muted domestic surface appropriate within a rural context.

4.6 Fascia and Rainwater Goods

- Dark grey fascia
- Dark grey downpipes

These integrate with the aluminium glazing and ensure a cohesive material strategy.

4.7 Stone Cills

Product: Forticrete Stone Cills

Colour: Buff

5.0 Compliance with Appeal Decision and Policy

5.1 The Inspector concluded that the proposal respects the character of the area and complies with the adopted policy.

5.2 The materials submitted:

- Are regionally appropriate
- Are of high quality
- Reinforce agricultural character
- Maintain the approved traditional/contemporary balance
- Avoid suburban detailing

5.3 Importantly, the design approach, contextual response and policy compliance of the scheme have already been fully assessed and accepted at appeal.

5.4 This application is limited to approval of material details pursuant to Condition 3. It would not be reasonable or lawful to revisit matters of principle, scale, or design acceptability that have already been determined by the Planning Inspectorate.

5.5 The materials submitted simply give effect to the appeal-approved scheme and are fully consistent with the Inspector's conclusions.

6.0 Conclusion

6.1 The appeal decision established the acceptability of the replacement dwelling in full planning terms

.

6.2 The material details submitted pursuant to Condition 3:

- Reinforce the approved design strategy
- Respect rural character
- Align with adopted development plan policies
- Fully satisfy the purpose of condition 3

6.3 Condition 3 has therefore been properly addressed and is capable of being discharged in full.

6.4 It is respectfully requested that Staffordshire Moorlands District Council confirms written approval without delay.