

Conservation Team Advice

Date: 8th April 2026
Application Ref: DOC/2025/0096
Site Address: London Mill, Ashbourne Road, Leek
Proposal: Discharge of conditions 3,4,5, 6, 7, 8 and 9 in relation to SMD/2023/0192

Condition	Comments
Previous conservation comments (09/02/26 and 11/03/26) queried the extent of conditions to be discharged and requested further information and justification be provided for some of the detailing. Amended plans and further information has, subsequently, been provided and the description has been updated.	
3 – Building Details	a) <u>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> See comments below – (b). b) <u>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> - Further details on the replacement windows are to be submitted. - The Cill and Lintel schedule has been submitted (dwg no. 25 031-INC – DR 1264 Rev C) which outlines some of the cills and lintels would be replaced to ‘match existing’. A sample of Hollington Red sandstone was viewed on site (24/03/26). c) <u>Full details of all new windows to include frame type, material, colour code, glazing, fittings, fixtures, surrounds and which to be openers and fixed lights shown on a schedule.</u> - Further details on the replacement windows are to be submitted.



	d) <u>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 decorative staircase.</u> • Further details on doors and fanlights are to be submitted. e) <u>Full details of secondary glazing and manufacturers details</u> • No further comments. f) <u>Method statement and materials for the blocking up of existing window and door openings</u> • The spreadsheet outlines that the infill bricks would be used from elsewhere on the site where possible. As stated previously, there are no objections to the principle of this from conservation perspective. A sample of Clipstone bricks were viewed on site (24/03/26) which would be acceptable from a conservation perspective for any new bricks required. g) <u>Full details including scaled drawings of the replacement conservation roof lights and manufacturers detail</u> • No further comments from a conservation perspective – as per previous comments we defer to planning as to whether the proposed changes would alter amenity of the proposed scheme. h) <u>Full details of any roof repairs. Original roof slates to be retained and re used</u> • Welsha roofing schedule has been provided. • The schedule outlines that 65-75% of the roof needs replacement and the proposed details of the schedule appear appropriate to the historic building, except reference to cement mortar to the ridge tiles if that can be replaced with lime mortar instead. • Confirmation was provided on site (24/03/26) that the roof would not be diminishing courses as
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	it is currently not and a sample of replacement slate was provided, which was acceptable from a conservation perspective.
4	<u>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</u> • A revised clock detail has been submitted (dwg no. 25 031 – INC – DR 1220 Rev D) – submitted 02/04/26 which shows the clock face recessed in the stonework and a matt finish to the clock face. There are no objections to these details from a conservation perspective.
5	<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> • A sectional detail has been provided (dwg no. 25 031 – INC – DR 1265 Rev C) which is acceptable as shows low-rise brackets. If a product specification can be provided as well to illustrate black frames (rather than silver frames) that would be useful.
6	<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 spreadsheet outlines details added to dwg no. 25 031 – INC – DR – 1221 ‘Staircase Details Rev C’ but this doesn’t appear to have been included in email dated 13/02/26. • Colour suggestions, it appears from the photos to have been a blue previously. There are no objections to either colour or even a black being proposed.

7	a) <u>Schedule of historic features</u> - No further comments. 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 green and blue colour for the columns would be more appropriate, if details of the paint type can be provided i.e. just ensuring it's oil based for historic metal work. c) <u>Detail drawings/sections regarding proposed inner shell, 'independent metal wall lining'.</u> - Information was submitted for corresponding DOC/2025/0098 application. See comments below. d) <u>Material details of insulation for walling and roofing.</u> - Information on this was submitted for corresponding DOC/2025/0098 application and conservation comments raised concerns with the proposed cementitious plaster in comments dated 09/02/26 – awaiting amended details to be submitted. e) <u>Small test area or 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> - A sample panel for the DOFF cleaning system was viewed on site (24/03/26) which was considered acceptable from a conservation perspective. - A sample panel of re-pointing was also viewed on site and it was verbally agreed that sample panel no.6 (2 parts calverton yellow: 1 brown grit: 2 red building sand: 2 NHL lime) was the most appropriate from a conservation perspective and matched the existing. f) <u>Details of the Helibars and their locations.</u>
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	- No further comments from a conservation perspective. g) <u>Details of all vents and ducts including the smoke vents</u> - Further details to be submitted. h) <u>Material details and style of metal rainwater goods including hoppers, brackets and end pieces</u> - Previous conservation comments raised concerns with the proposed plastic guttering and rainwater goods. No changes are proposed. We still maintain an objection to this from a conservation perspective as the existing are likely unauthorised. An aluminium heritage profile would be more acceptable from a conservation perspective if plastic is currently in situ.
8	I. <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> - Proposed Site Setting Out – Ramp (dwg no. 25 031 – INC – DR 1291 Rev D) shows the details and details provided email 02/04/26, there are no objections to these details from a conservation perspective. II. <u>Wall, railings, steps and surfacing of the outside area to the north which encloses the bike store and communal area</u> - A sample of the Clipstone brick was viewed on site (24/03/26) which was acceptable from a conservation perspective. - Railings and surfacing materials are shown on Proposed Site Setting Out – Ramp (dwg no. 25 031 – INC – DR 1291 Rev D), Proposed Site Setting Out – Rear (dwg no. 25 031 – INC – DR 1293 Rev C), Proposed Site Setting Out – Front Right (dwg no. 25 031 – INC – DR 1291 Rev C) and Proposed Site plan GA (dwg no. 25 031 – INC – DR 1201 Rev C) which shows Marshalls Yorkstone and Old Yorkstone paving and the detailing for the

	railing. There are no objections to these details from a conservation perspective. III. <u>Bin access details at service entrance</u> - Email dated 02/04/26 states 'Bin Store Access will be provided by Mechanical keypad lock Code issued to local authority / waste contractor Internal push-to-exit button'. No objections from a conservation perspective. IV. <u>Means of enclosure around substation – to be wall and/or railings to match ii) above</u> - No comments at this stage, to be discharged later. V. <u>Gate into communal area from Well Street</u> - The gate detail shown on Proposed Site Setting Out – Rear (dwg no. 25 031 – INC – DR 1293 Rev C). There are no objections to these details from a conservation perspective. VI. <u>External lighting scheme</u> Lighting is shown on updated plans (submitted 02/04/26): - Proposed Site Setting Out – Ramp (dwg no. 25 031 – INC – DR 1291 Rev D) - Proposed Site Setting Out – Rear (dwg no. 25 031 – INC – DR 1293 Rev C) - These show outdoor garden wall light and low level lighting for the walkway. There are no objections to these details from a conservation perspective and are improvement to previous submitted details.
9	<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> Discussions on site (24/03/26) and email (02/04/26) due to poor condition and limited

	historic fabric remaining, the screen is proposed to be removed. Whilst regrettable, there is limited heritage significance left of this feature. There are no objections to these details from a conservation perspective.
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Conservation Officer: Megan Atkinson