

Conservation Team Advice

Date: 23rd April 2026
Application Ref: DOC/2025/0098
Site Address: London Mill, Ashbourne Road, Leek
Proposal: Discharge of Conditions 6, 7, 8, 9, 10, 11 & 12 in relation to application SMD/2023/0191

Condition	Comments
	Previous comments (09/02/26) noted some discrepancies between the information submitted for accompanying application (ref: DOC/2025/0096) and requested further information/amendments. Further information has, subsequently, been provided and the description updated.
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> - No further comments. <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> - A window condition survey was submitted (dated 10th February 2026) which provided further justification for their replacement. No further comments – see comments below for replacement window details. <u>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.</u> - Further details on the replacement windows submitted (13/04/26). Revised drawings:



- Pictorial Window Schedule (dwg no. 25 031 – INC – DR 1261 Rev D)
- Cill & Lintel Schedule (dwg no. 25 031 – INC – DR 1264 Rev D)
- Blinded Window & Door Pictorial Schedule (dwg no. 25 031 – INC – DR 1266 Rev B)
- The updated details show a Slimline 38 Reynaers window detail which has slightly slimmer outer frame and a shaped glazing bar, rather than a flat glazing bar. This would be more sympathetic than the previous proposals.
- The drawings do not indicate there would be a trickle vent, which would be acceptable.
- The sections indicate the opening windows would be flush fitting.
- As noted on site (24/03/26), the existing windows frames are not recessed into the brickwork. So the replacements would not be either.
- The annotations mention the windows would be finished RAAL 6003 (Olive Green).
- There are no objections to these details from a conservation perspective.

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

Revised drawings submitted 13/04/26:

- Aluminium External Door Schedule (dwg no. 25 031 – INC – DR 1262 Rev E)
- Timber External Door Schedule (dwg no. 25 031 – InC – DR 1263 Rev D)
- Previous conservation comments (09/02/26) raised concerns with the proposed mixture of aluminium fanlight with timber doors, the details of which have been amended.
- The fanlights above aluminium doors would be aluminium and Slimline 38 Reynaers details to match the windows. And for the timber doors, the fanlights above would be timber. The proposed sections illustrate chamfered rather than flat

	glazing bars and both details would be Olive Green coloured. There are no objections to these details from a conservation perspective. <u>e) Full details of secondary glazing and manufacturers details</u> - No further comments. <u>e) Method statement and materials for the blocking up of existing window and door openings</u> - No further comments. <u>f) 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. <u>h) Full details of all roof repairs. Original roof slates to be retained and re used</u> - No further comments.
7	<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> No further comments.
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> A solar panel detail submitted (dwg no. 25 031 – INC – DR 1269 Rev A) states the solar panels would be black framed rather than silver and low-rise. The proposed roofplan (dwg no. 25 031 – INC – DR 1205 Rev D) shows the position of the panels. There are no objections to these details from a conservation perspective.
9	<u>Notwithstanding the submitted plans no development shall take place until such time that a Schedule of Works for the</u>

	<u>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> Updated plans provided (13/04/26). Staircase 1 Details (dwg no. 25 031 – INC – DR 1221 Rev D) mentions to be coloured black – no objections from a conservation perspective.
10	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> - No further comments. c) <u>Details drawings/sections regarding proposed inner shell ‘independent metal wall lining’</u> See comments below (d) – no objections from a conservation perspective. d) <u>Material details of insulation for walling and roofing</u> - Amended details have been received in email submitted (14/04/26) – the internal insulation would be STEICO woodfibre insulation which would be a breathable product which would be more sympathetic than the previous proposed cementitious plaster. There are no objections to the amended details from a conservation perspective. 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> - No further comments. f) <u>Details of Helibars and their locations</u> - No further comments from a conservation perspective. g) <u>Details of all vents and ducts including the smoke vents</u>

	- The updated proposed elevations (dwg no. 25 031 – INC – DR 1206 Rev C) illustrates the ventilation vents, to be coloured black, and their positioning on the building. No objections to these details from a conservation perspective. - The drawing also shows the re-positioning of the smoke vent shaft to the rear elevation of the building and that this would be lead lined. This would be an improvement to the positioning on the principal elevation, and it would be positioned close to the modern lift shaft. Although this would be flat roof addition projecting above the roofplane, its siting to the rear would minimise its appearance and there is clear and convincing justification in this instance. There are, therefore, no objections to this from a conservation perspective in this instance. <u>h) Material details and style of metal/aluminium rainwater goods including hoppers, brackets and end pieces</u> - The revised proposed elevations (dwg no. 25 031 – INC – DR 1206 Rev C) and roofplan (dwg no. 25 031 – INC – DR 1243 Rev C) have updated the annotations to mention new rainwater goods would be a heritage cast aluminium round profile, coloured black. There are no objections to these details from a conservation perspective.
11	<u>a) 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> - No further comments. <u>b) Wall, railings, steps and surfacing of the outside area to the north which encloses the bike store and communal area</u> - No further comments. <u>c) Bin access details at service entrance</u> - No further comments. <u>d) Means of enclosure around substation – to be wall and/or railings to match b) above</u>

	- No comments at this stage, to be discharged later. e) <u>Gate into communal area from Well Street</u> - No further comments. f) <u>External lighting scheme</u> - No further comments.
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> No further comments.

Conservation Officer: Megan Atkinson