

30th April 2026

Ms Kimberley Mountford
INC Architects Limited
Piccadilly House 59 Piccadilly
Hanley
Stoke on Trent
ST1 1HR

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

**Application DOC/2025/0098 Discharge of Conditions 6, 7, 8, 9, 10, 11 & 12 in relation to
application SMD/2023/0191
LONDON MILL Ashbourne Road Leek Staffordshire ST13 5HL**

Further to extensive discussions in connection with this application I am now able to confirm that Conditions 6, 7, 8, 9, 10, 11 and 12 are hereby **APPROVED**. For the avoidance of any doubt the approved detail is as follows:-

Condition 6 - Building Details

3a) Marked up elevation plans identifying those windows and doors to be retained for repair, those which are lost, and those that will be replaced.

Proposed Elevations dwg 25 031 – INC – DR 1206 Rev D
Window Condition Report 25 031 dated 10th February 2026 – confirms (with justification) that all windows will be replaced
Window Schedule Dwg 25 031 INC DR 1260 Rev B
Pictorial Window Schedule 25 031 INC DR 1261 Rev D

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.

Window Condition Report 25 031 dated 10th February 2026 - confirms (with justification) that all windows will be replaced

Cill and Lintel schedule dwg 25 031 INC DR 1264 Rev D – is acceptable. Any cills and lintels to be replaced will be in Hollington stone as approved on site 24/3/26

c) 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.

Proposed Elevations- 25 031-INC-DR-1206 Rev D
Window Schedule Dwg 25 031 INC DR 1260 Rev B
Pictorial Window Schedule 25 031 INC DR 1261 Rev D

Timber external door schedule 25 031 INC DR 1263 Rev D
Aluminium External door schedule 25 031 INC DR 1262 Rev E
Blinded window and door pictoral schedule 25 031 INC DR 1266 Rev B
Cill and lintel schedule 25 031 INC Dr 1264 Rev D

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 decorative staircase.

Timber external door schedule 25 031 INC DR 1263 Rev D
Aluminium External door schedule 25 031 INC DR 1262 Rev E
Blinded window and door pictoral schedule 25 031 INC DR 1266 Rev B
Proposed Elevations dwg 25 031 – INC – DR 1206 Rev D

e) Full details of secondary glazing and manufacturers details
No longer proposed – nothing to approve

f) Method statement and materials for the blocking up of existing window and door openings

Pictoral Window Schedule (dwg no. 25 031 – INC – DR 1261 Rev D . If new bricks required, agreed Clipstone bricks as viewed on site 24/3/26
Blinded Window & Door Pictoral Schedule dwg no. 25 031 – INC – DR 1266 Rev B

g) Full details including scaled drawings of the replacement conservation roof lights and manufacturers detail

Existing Roof Plan (dwg no. 23 031 – INC – DR – 1005 Rev B
Proposed Roof Plan (dwg no. 23 031 – INC – DR 1205 Rev E

h) Full details of any roof repairs. Original roof slates to be retained and re used

Welsha Method Version 2 received 13th April 2026 by email - method statement for removal and reinstatement of roof using lime mortar
Slate sample as agreed on site 24/3/26
Roof details 25 -031 INC DR 1243 Rev C

Condition 7 - Details of Reinstatement of clock

Drawing 25 031 INC DR 1220 Rev D – revised clock detail (showing recessed face in stonework and matt finish to face).

Condition 8 – PV panels

Proposed Roof Plan 25 031 – INC – DR 1205 Rev E
Solar panel detail 25-031-INC-DR-1269 Rev A

Condition 9 – Details for repair/refurbishment of external staircase Ashbourne Road

Staircase 1 Details (dwg no. 25 031 – INC – DR 1221 Rev D

Part Structural Appraisal of Historic External Staircase – C2C Consulting Engineers Ltd (dated 14th October 2025)

Condition 10 – internal and external detail

a) Schedule of historic features

25-031-INC-DR-1002 - Existing Ground and First Floor Plan - revC
25-031-INC-DR-1003 - Existing Second and Third Floor Plan - revC
25-031-INC-DR-1004 - Existing Forth Floor Plan - revB
25-031-INC-DR-1005 - Existing Roof Plan - revC
25-031-INC-DR-1006 - Existing Elevations - revC
25-031-INC-DR-1260 - Window Schedule - revB

b) Details for the retention of the cast iron internal supporting joists with Repair summary if deemed necessary including paint type and colour code.

25 031 INC DR 1222 Rev A
250561-C2C-XX-XX-LTR-S-C01
250561-XX-XX-M2-S-004-P02
250561-XX-XX-M2-S-005-P02
250561-C2C-XX-XX-M2-S-006-P01
250561-C2C-XX-XX-M2-S-007-P01
250561-C2C-XX-XX-M2-S-008-P01
250561-CC-XX-XX-M2-S-009-P01

c) Detail drawings/sections regarding proposed inner shell, 'independent metal wall lining'.

25 031 - STEICO Internal Wall Treatment

25-031-INC-DR-1240 - Ground Floor Details – Rev C
25-031-INC-DR-1241 - Floor to External Wall Details – Rev C
25-031-INC-DR-1243 - Roof Details – Rev C
25-031-INC-DR-1244 - Opening Details – Rev C

d) Material details of insulation for walling and roofing.

Material to be used is STEICO woodfibre insulation as confirmed by email dated 14th April 2026 – document 25 031 STEICO Internal Wall Treatment

e) 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.

Midland Masonry Proposed Methodology (dated 20th October 2025)
Sample panel of DOFF cleaning viewed on site 24/3/26 – acceptable

Sample panel for repointing all viewed onsite and agreed as follows;
No 6 (2 parts Calverton yellow: 1 brown grit: 2 red building sand : 2 NHL Lime)

f) Details of the Helibars and their locations.

Midland Masonry Proposed Methodology (dated 20th October 2025)

C2C XX XX M2 S 002 Rev P03

C2C XX XX M2 S 003 Rev P02,

g) Details of all vents and ducts including the smoke vents

25 031-INC-DR-1206-Proposed Elevations- Rev D

25 031-INC-DR-1205-Proposed Roof Plan- RevE

h) Material details and style of metal rainwater goods including hoppers, brackets and end pieces

25 031-INC-DR-1206-Proposed Elevations- Rev D

Roof details 25 -031 INC DR 1243 Rev C

Condition 11 - External works

I. 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

Proposed Site Setting Out – Ramp 25 031 – INC – DR 1291 Rev D

Details provided email 2/4/26

II. wall, railings, steps and surfacing of the outside area to the north which encloses the bike store and communal area

Clipstone brick viewed on site 24/3/26 acceptable

Proposed Site Setting Out – Ramp 25 031 – INC – DR 1291 Rev D

Proposed Site Setting Out – Rear 25 031 – INC – DR 1293 Rev C

Proposed Site Setting Out – Front Right 25 031 – INC – DR 1292 Rev C

Proposed Site plan GA 25 031 – INC – DR 1201 Rev C

III. bin access details at service entrance

Email dated 02/04/26 confirms ‘Bin Store Access will be provided by Mechanical keypad lock Code issued to Local Authority / waste contractor. Internal push-to-exit button’.

IV. Means of enclosure around the Substation – to be wall and/or railings to match b) above.

No information provided. Understood the Utility provider will be responsible for this

V. Gate into communal area from Well street

Proposed Site Setting Out – Rear 25 031 – INC – DR 1293

VI. External lighting scheme

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)

Condition 12 - Internal intervention at the main entrance and adjacent lobby and alteration to glazed screen at Post Room

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.

The development must be implemented strictly in accordance with the approval and details above

Yours faithfully,

X *B.S. Haywood*

Signed by: Ben Haywood

Head of Development Services