

29/05/2026

CTD Architects
Clerk Bank House Clerk Bank
Leek
Staffordshire Moorlands
ST13 5HE

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Applications DOC/2024/0011, DOC/2024/0110, and DOC/2026/0005 Discharge of conditions 4, 5, 6, 7, 12 and 13 in relation to Listed Building Consent SMD/2022/0084 HAREGATE HALL Haregate Road Leek Staffordshire ST13 6PX

I refer to the above referenced applications, submitted to comply with conditions 4, 5, 6, 7, 12, and 13 of listed building consent SMD/2022/0084.

To protect the appearance of the building, condition 4 reads as follows:

4. All rainwater goods to be installed throughout the buildings as part of the works shall only be black cast iron of a design and detail that accords with a schedule that has first been submitted to and approved in writing by the Local Planning Authority prior to their installation.

The condition requires the submission, for the approval of the LPA, the details of all rainwater goods to be installed as part of the works and alterations to be carried out. The application DOC/2026/0005 provides a schedule of rainwater goods ref. 2051-Haregate Hall - Rainwater Goods Schedule Dec 2025. Provided that all specified units to be installed are black, I can confirm that this schedule is approved by the Local Planning Authority. To comply with the condition, all rainwater goods to be installed shall comply with the approved schedule and shall be black.

To preserve the integrity and character of the building, condition 5 reads as follows:

5. The works permitted shall only be carried out using mortar in accordance with details and a schedule (that includes details of its type, colour, texture, means of application style of mortar joints) that has first been submitted to and approved in writing by the Local Planning Authority prior to the mortar being used. Existing cement mortar shall only be removed using hand tools and the mortar shall thereafter be applied to the buildings using a technique which shall not leave the mortar proud of the brick/stone face.

The condition requires the submission, for the approval of the LPA, a schedule and detail of all the mortar to be used as part of the work and alterations to be carried out. The application DOC/2026/0005 provides a schedule or specification of mortar ref. 2051 Haregate Hall – 'Discharge of Condition 18 Lime Mortar Specification'. I can confirm that this schedule/specification is approved by the Local Planning Authority. To comply with the condition, all mortar to be used as part of the works shall comply with the approved schedule/specification.

To protect and enhance the appearance of the building and the area, condition 6 reads as follows:

6. The works and alterations 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.

The condition requires the submission, for the approval of the LPA, a scheme or schedule of all windows and doors to be installed as part of the work and alterations to be carried out. The application DOC/2024/0011 provides drawings referenced:

- 2051 AL318 East Wing Proposed Windows Sheet 1 (revision 13th March 2025)
- 2051 AL319 East Wing Proposed Windows Sheet 2 (revision 13th March 2025)
- 2051 AL320 'A' East Wing Proposed Window Details (revision 13th March 2025)

The application DOC/2024/0110 provides drawings referenced:

- 2051 AL405 A Kitchen Cottage - Proposed Elevations (revision 13th March 2025)
- 2051 AL406 B Kitchen Cottage - Proposed Window Details (revision 13th March 2025)

The application DOC/2026/0005 provides drawings referenced:

- 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'

I can confirm that, together, all of these drawings provide an acceptable schedule and scheme of the windows and doors to be installed and that this is approved by the Local Planning Authority. To comply with the condition, all windows and doors to be installed shall comply with the approved schedule and scheme.

To protect the historic integrity of the buildings, condition 7 reads as follows:

7. The roof insulation to be used and installed in the buildings shall only be of a type and material that accords with details that have first been submitted to and approved in writing by the Local Planning Authority prior to installation.

The condition requires the submission, for the approval of the LPA, the details of all roof insulation to be installed and used as part of the works and alterations to be carried out. The application DOC/2026/0005 provides the product specification sheet for Thermafleece wool insulation. I can confirm that this product, as detailed on the sheet, is approved by the Local Planning Authority as suitable roof insulation. To comply with the condition, all roof insulation to be installed shall be that specified, approved product and type.

To protect the historic integrity and significance of the buildings, condition 12 reads as follows:

12. The 'new painted h/w entrance door with new gritstone sill' shall only be installed in accordance with details and a scheme that have first been submitted to and approved in writing by the Local Planning Authority prior to installation.

The condition requires the submission, for the approval of the LPA, the details and a scheme of installation relative to the painted hard wood entrance door with gritstone sill that are to be installed as part of the works and alterations to be carried out. The application DOC/2026/0005 provides the drawing ref. 2051 AL339 'Door Details as proposed'. I can confirm that the detail and scheme shown in this drawing, is approved by the Local Planning Authority. To comply with the condition, the entrance door with new gritstone sill shall be installed in accordance with the approved drawing.

To protect the historic integrity and significance of the buildings, condition 13 reads as follows:

13. Where 'Helifix Helibars' masonry system is to be used in existing 'significant cracks' within the buildings, the system shall only be installed in accordance with a methodology statement that has first been submitted to and approved in writing by the Local Planning Authority prior to installation.

The condition requires the submission, for the approval of the LPA, a methodology statement for the installation of 'Helifix Helibars' masonry system to be used in the significant cracks within the building. The application DOC/2026/0005 provides the drawing ref. 2051 AL334 'Typical HeliBar Detail' and the Leviat Helifix Helibar product sheet PS/HB01. I can confirm that, together, the drawing and product sheet are approved by the Local Planning Authority as an acceptable methodology statement. To comply with the condition, the system shall only be installed in accordance with the approved methodology statement.

On that basis I can confirm that it is not necessary to make any further submissions to comply with the above referenced conditions and that the Local Planning Authority have, as set out in the above comments, provided all of the approvals required for the developer to comply with these conditions.

If you require any further assistance, please contact benjamin.hurst@staffsmoorlands.gov.uk.

Yours sincerely

X 

Signed by: Jane Colley Signature
On behalf of Staffordshire Moorlands District Council