

03/06/2026
DOC/2026/0010

Miss Sian Vanderveldon
Hewitt&Carr Architects
Daisy Bank House
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Dear Miss Sian Vanderveldon,

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of conditions 5, 6, 7 and 9 in relation to SMD/2021/0607
PARKFIELDS FARM Cherry Lane Cheadle Staffordshire ST10 4QS

Thank you for this application to discharge the above conditions and thank you for the various amendments in response to our requests. Each condition is considered in turn below with a summary heading and bold emphasis added for convenience.

Full schedule of works (Nb this is condition 4 under SMD/2021/0608)

5. Prior to the commencement of development a full schedule giving details of **all the repair, renovation and alteration works** to be undertaken including work to walls including a method statement for any taking down and rebuilding, making good and repointing including details of mortar mix, work to floors, ceilings and roof structure including purlins and trusses and treatment of demolition scarring shall be submitted to the Local Planning Authority and approved in writing and the works shall thereafter be undertaken in accordance with the details in the schedule as approved. The existing ventilation holes shall be retained to appear externally visible with glazing or blue brick infilling set to the interior of the openings as shown in drawing 00987-12 Rev E hereby approved and there shall be no variation unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of proper planning, the integrity of the heritage asset and building listed by position in the curtilage of the adjacent listed farm house.

LPA response re. 5: Agreed as per agent e-mail and revised plans received 18th May 2026 and accompanying Schedule of Repair revision B and further revised Condition Discharge Information (CDI) revision C received 1st June 2026 including and subject to the following:

- slimline double glazing as per CDI rev B item 5 and drawings 00987 01A to 05A;
- all windows and doors to be set back a minimum of 100mm from external wall face as per CDI rev B item 5 and drawings 00987 01A to 05A;
- all door and window external timber finishes to Farrow and Ball 'Sutcliffe Green' as per the e-mail from Ross Ankers of Hewitt and Carr 18th May 2026;

- mortar mix as per Schedule of Repair revision B 3.1 – Natura Hydraulic Lime (NHL) 3.5 with sharp well graded sand (3:1 ratio)
- interior wall linings as per agent e-mail 1st June 2026: STEICO insulation with lime plaster (updated in section 2.1).

Joinery details (Nb this is condition 5 under SMD/2021/0608)

6. Prior to the commencement of development **detailed joinery plans and sections** of the proposed frame structure and glazing to suitable scales in the range eg. 1:5, 1:10 and 1:20 as appropriate together with details of **proposed finishes and set-back position in the wall openings shall be submitted** to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the details as approved in writing.

Reason: In the interests of the appearance of the completed development and the integrity of the heritage asset and building listed by position in the curtilage of the adjacent listed farm house.

LPA response re. 6: Agreed as per Condition Discharge Information Revision B and the following drawings:

- Window and Door Details Elevation 1 (dwg no. AC(0) 01) Rev A
- Window and Door Details Elevation 2 (dwg no. AC(0) 02) Rev A
- Windows and Door Details Elevation 3 (dwg no. AC(0) 03) Rev A
- Windows and Door Details Elevation 4 (dwg no. AC(0) 04) Rev A
- Joinery Details (dwg no. AC(0) 05) Rev A

Rooflights - (Nb this is condition 6 under SMD/2021/0608)

7. Prior to the installation of roof lights the **detailed design specifications shall be submitted** to and approved in writing by the Local Planning Authority and all rooflights shall be fitted and thereafter retained for the life of the development in accordance with the details approved. Roof lights shall be of Conservation standard and shall be fitted flush with the plane of the roof and the frame shall have a black finish. The glazed area shall be subdivided vertically.

Reason: In the interests of the appearance of the completed development and the integrity of the heritage asset and building listed by position in the curtilage of the adjacent listed farm house.

LPA response re.7: Agreed as per Condition Discharge Information revision B item 5 and drawings 00987 01A to 05A received 18th May 2026.

Rainwater goods - (Nb this is condition 8 under SMD/2021/0608)

9. All rainwater goods **shall be of metal or wood to a profile the detail of which shall be submitted** to and approved in writing by the Local Planning Authority prior to installation.

Reason: In the interests of the appearance of the completed development and the integrity of the heritage asset and building listed by position in the curtilage of the adjacent listed farm house.

LPA response re.9: Agreed in round profile cast iron, finished in black as per 'Hambaker' product guide submitted 18th May 2026 and referenced as item 8 in the Condition Discharge Information revision B.

Yours sincerely,

X *B.J. Haywood*

Signed by: Ben Haywood
Head of Development Services