

Conservation Team Advice

Date: 04/08/2026
Application Ref: DOC/2026/0004
Site Address: Haregate Hall , Haregate Road , Leek
Proposal: Discharge of condition 7, 10, 11, 14, 15, 17, 18, 19, 20 and 22
in relation to SMD/2022/0083

Conservation Comments – Amendments

Condition 17 – Rainwater Goods

Information submitted:

2051 Haregate Hall - Rainwater Goods Schedule REV A May 2026

An updated Rainwater Goods schedule has been received to address the inconsistencies identified in conservation comments dated 24/02/2026. The updated details are considered acceptable, as such there are no further heritage objections to the discharge of condition 17.

Condition 19 - Before the developments hereby permitted are brought into use all walls, gates, fences and other means of enclosure shall be retained, repaired, installed and erected in accordance with a schedule or scheme that has first been submitted to and approved in writing by the Local Planning Authority. The schedule or scheme shall include, where practicably achievable, details of the retention, repair and restoration of all existing brick and stone walls.

Information submitted:

2051 AL333A Boundary details as proposed

2051 AL332 A-Site Plan as proposed

Amended details have provided elevation details of the previously outstanding elements identified in conservation comments dated 24/02/2026. These additional details are considered acceptable in terms of heritage impact.

Previous conservation comments raised concerns of the use of timber for the proposed gates on site. The applicant has stated that they believe the use of untreated iroko to well complement the combination of historic and contemporary architecture onsite. The three gates to the south-eastern corner of the site marked on plan as no. 14, 15 and 22 will be visible from Haregate Road. The three gates when viewed will be visually associated with the historic section of Haregate Hall which sits in the visual foreground. The contemporary sections of the approved scheme will site in the background appearing less prominently within views from the public domain. Furthermore two of

these fences will sit in the close proximity of estate fencing on site. The combination of stone walling, metal estate fencing and timber gates would create a confused material pallet. Metal gates would better complement the stone walling and estate fencing which forms boundary treatments to the south-eastern corner of the site.

Condition 22 - Prior to first occupation, details of proposed relocation of existing cobbles at the rear of the Hall shall be submitted to and approved in writing by the Local Authority. The development shall thereafter be carried out in accordance with the approved details.

Information submitted:

2051 AL332 A-Site Plan as proposed

2051 Proposed Methodology for Relocation of Cobbles

A methodology for the relocation of existing cobbles has been submitted in support of condition 22. This document details intent to create a photographic record of the cobbles in situ prior to relocation, the use of hand-held tools for the works, and details of any replacement stones should they be required. The methodology outlined is considered to be sympathetic and appropriate to retain the special interest of the historic fabric on site. As such there are no further heritage objections to the discharge of condition 22.

Conservation Officer: Rachel Robinson