

21/08/2026

Mr Howard Clulow
Forte Architectural
Falcon Road
Stoke on Trent
GB
ST3 7FU

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

**Application DOC/2026/0070 Discharge of condition 3.4, and 5 in relation to Planning
Permission SMD/2026/0079
Bank 257 LEEK ROAD ENDON STAFFORDSHIRE ST9 9HQ**

I refer to the above referenced application, submitted to comply with conditions 3, 4, and 5 of the planning permission SMD/2026/0079 .

Condition 3

To preserve and enhance the character and appearance of the Conservation Area, condition 3 reads as follows:

Before any construction occurs above damp proof course (DPC) on the extension hereby approved, a brick sample panel, showing the brick type, brick bond pattern, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

The condition required a brick sample panel to be constructed on site for the inspection and approval of the Local Planning Authority. The sample was to show the brick type, brick bond pattern, mortar and pointing technique, that is to be used in the construction of the development.

A sample panel of the proposed bricks was viewed on site (07/07/26) by the Council's Conservation Officer. The sample panel had used Carlton Civic Clayburn 73mm finished in Flemish brick bond to match the existing. The sample panel is hereby approved and agreed by the Local Planning Authority. To comply with the condition it is necessary to carry out the development only in accordance with the agreed/approved sample panel using the same facing brick and brick bond that were used in the sample panel.

Condition 4

To preserve and enhance the character and appearance of the Conservation Area, condition 4 reads as follows:

Before the new roof(s) for the extension hereby approved are installed, samples or detailed specifications of the new roof tiles, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed materials.

The condition required samples or detailed specifications of the roof tiles to be used for the construction of the development to be submitted for the approval of the Local Planning Authority.

With this application the submission confirmed that the development would be carried out using Staffordshire blue plain clay tiles. That tile detail is hereby approved by the Local Planning Authority and to comply with the condition the development must be carried out using the approved roof tile.

Condition 5

To preserve and enhance the character and appearance of the Conservation Area, condition 5 reads as follows:

No development shall be commenced in respect of the features identified and itemised in the list i. – vii. below, until details of their design, fixing and finish in the form of manufacturer's specification or drawings and sections at a scale of not less than 1:10, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and carried out in accordance with the approved details and the development shall thereafter, be retained and maintained as such, for the lifetime of the development.

- i. External windows, including rooflights, doors and their immediate surroundings, including details of glazing and glazing bars.*
- ii. Heads and cills for windows and doors*
- iii. Ridge, verge and eaves details*
- iv. Brickwork detail coursing*
- v. Rainwater goods*
- vi. Any external flues or vents*
- vii. Details of boundary treatments*

The condition required the details of specified items that are to be installed or used to carry out the development, to be first submitted for the approval of the Local Planning Authority.

This application includes the submission of -

- 'Window and Door Brickwork and Roof Tile Details' dwg no. FAD-84-P-05 Rev A, with confirmation that these would be black aluminium flush fitting casements, set back from the masonry and with tilt-and-turn opening mechanism;
- 'Roof, Eaves and Ridge Roof Lights Details' dwg no. FAD-84-P-06 showing a flush-fitting conservation rooflight with confirmation that the rooflights would be a Velux Conservation rooflight;
- 'Window and Door Brickwork and Roof Tile Details' dwg no. FAD-84-P-05 Rev A, showing the heads will be brick course run through rather than soldier course;
- 'Roof, Eaves and Ridge Roof Lights Details' dwg no. FAD-84-P-06, showing the ridge tile would match the existing, a dentilled brickwork detail at the eaves, and overhanging soffits and fascias similar to the principal building with timber fascias painted black;
- 'Roof, Eaves and Ridge Roof Lights Details' dwg no. FAD-84-P-06, showing dentilled brickwork detail;

- Roof, Eaves and Ridge Roof Lights Details' dwg no. FAD-84-P-06, showing the rainwater goods would be black squared profile to match the existing;
- Roof, Eaves and Ridge Roof Lights Details' dwg no. FAD-84-P-06 showing plain roof tile vents which would blend in with the Staffordshire blue clay tiles.
- Scheme Proposals (dwg no. FAD-84-BR-03 Rev B) showing the boundary treatments provided as brick walls (to match the brick of the existing building) and tubular hand rails.

All of those submitted details, as set out and described above, are hereby approved by the Local Planning Authority.

To comply with the condition, the development shall be undertaken and carried out in full accordance with the approved details and the development shall thereafter, be retained and maintained as such, for the lifetime of the development.

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 faithfully

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council