

Planning Tracker

Project No: STHH.02
Project Name: Heath House, North Lodge
FUL Application No: SMD/2026/0039 - (Determined 31.07.2026)
LBC Application No: SMD/2026/0040- (Determined 31.07.2026)
Date 25.08.2026

Type

Self discharging

Prior to commencement

Status

Discharge Submitted

Discharge Approved

No	Condition	Reason	Comments	Documents Issued	Issue Date
LBC 1 & FUL 1	The development hereby permitted must be begun not later than three years from the date of this permission.	Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.	Agreed and noted.	N/A	N/A
LBC 2 & FUL 2	Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings. Refer to attached drawing register: <i>STHH.02 - North Lodge - Drawing Register</i>	For the avoidance of doubt and to clarify which plans are relevant to the consent.	Agreed and noted.	N/A	N/A
LBC 3 & FUL 4	Before the re-pointing hereby granted consent is carried out, a sample panel shall be made available on site for inspection and agreed in writing by the Local Planning Authority and details of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to and agreed in writing by the Local Planning Authority. The raking out of loose mortar for the purpose of re-pointing shall be carried out by hand-held tools only and not by power-driven tools. The works shall be carried out only in accordance with the agreed repointing and mortar details.	To preserve the special architectural and historic interest of the Listed Building.	Power tools are prohibited from use for removal of the existing mortar with hand held tools to be used only. Lime mortar analysis has been carried out which has been attached to this application as per document Ty Mawr - North Lodge- Full Analysis Report in positions as per drawing: STHH.02-DR-02-1010-3P-2-ExistingSitePlan - Mortar Sample Locations . Data sheets are attached of the proposed mortar specification. Conservation officer to confirm desired date of inspection with DIA for inspection of mortar samples.	Tarmac - Cal 90 - Data Sheet Ty Mawr - Hot Mix - Data Sheet - v3 Ty Mawr - North Lodge- Full Analysis Report STHH.02-DR-02-1010-3P-2-ExistingSitePlan - Mortar Sample H12Locations	25/08/26
LBC 4 & FUL 5	Before any cleaning of the external masonry hereby granted consent is carried out, a sample panel shall be made available on site for inspection and details of the method of cleaning to be used shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed cleaning details.	Reason: To preserve the special architectural and historic interest of the Listed Building	The scope of work is to remove algae/green staining; remove traces of atmospheric pollution; to remove staining from previous mortar repairs and removal of paint. Refer to attached Thermatech cleaning system & schedule of works.	STHH.02_MasonryCleaning_Scheduleofworks Technical-Information-Sheet-ThermaTech-System-expanded	25/08/27
LBC 5 & FUL 3	No works shall be commenced in respect of the features identified 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 works shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details. i. External door(s) ii. Heads and cills for any new window openings iii. Specific details of the design of the orangery iv. Any new rooftiles (including for the shed) v. Any external cowls, flues and vents vi. Any CCTV cameras	Reason: In order to safeguard the special architectural or historical interest of the Listed Building.	i) External door details provided as per Door Schedule ii) The new window WG4.3 is a former opening which will be reopened and as such there is unlikely to be any changes to the existing window lintel configuration. For works to heads of window and cills refer to drawing 3263 . iii) The Orangery will not form part of this discharge of conditions and as such this is not to be included as part of this application. iv) A sample of the existing roofing slates were sent to British Geological survey for analysis and it found that they are from the Penrhyn Quarry. As such the proposed specification for any new slates is to match the existing. v) External cowls, flues and vent specifications are as per the attached images & drawings. vi) The CCTV camera specification contains confidential information and, as such, the client does not wish for it to be uploaded to the planning portal. Details of the specification can be made available to the local authority upon request, on the understanding that they are treated as confidential and are not published publicly.	LBC 5 (i) STHH.02-DR-3200-3P-4-DoorSchedule_1of2 STHH.02-DR-3201-3P-2-DoorSchedule_2of2 LBC 5 (ii) STHH.02-DR-3263-3P-0-Joinery Detail-TypeD LBC 5 (iii) Orangery details do not form part of the discharge of conditions application and will be covered under a seperate future application. LBC (iv) STHH.02-DR-02-3304-3P-0-RoofSlateSample Welsh Slate - Heath Blue Welsh Slate BGS_342180_59569_2 North Lodge_Staffs_Part 2 LBC (v) Brewer Cowls - Brewer Birdguard STHH.02-DR-3303-5T-0-ChimneyPotBirdguards New decorative cast-iron air vent example to stoves Slate Vent example Cat iron air brick example for unused flues STHH.02-DR-3303-5T-0-ChimneyPotBirdguards	25/08/28

LBC 6 & FUL 6	Before the infill of the external openings to the rear elevation hereby approved are carried out, details (and samples upon request) of the stone to be used for the infill shall be submitted to and agreed in writing the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed stone details and retained for the lifetime of the development.	Reason: In order to safeguard the special architectural or historical interest of the Listed Building.	DIA have identified a number of salvaged full stone units found and stored on the Heath House Estate. Samples taken from both the North Lodge and the stockpile of loose stonework have been tested and confirmed to be geologically comparable. Accordingly, these salvaged stone units will be used for the repair, infilling and replacement of defective existing stonework at North Lodge, ensuring consistency with the original building fabric.	BGS_342180_59569_1 North Lodge_Staffs_Part 1 BGS_342180_59569_3 North Lodge_Staffs_Part 3	25/08/29
FUL 7	The development shall take place incorporating the mitigation measures and in accordance with the working methods all as detailed in section 4 in the Revised submitted Bat Survey Report by Apex Ecology dated January 2024 and received by this office on 30th July 2026 or as stipulated by any Natural England European Protected Species (EPS) Licence in which case the work shall be implemented in accordance with the EPS Licence and in either event shall be implemented and retained as approved for the lifetime of the development.	Reason:- In the interests of protected species.	European protected species license will be in place prior to commencement of works which would impact on protected species in accordance with Bat Survey report by Apex Ecology. The works will strictly adhere to the requirements of the Bat Survey report recommendations & the requirements of the license.	North Lodge to Heath House Ecology Tech Note Nov25 North Lodge Bat Survey REPORT January 2024 FINALISED	N/A