

Condition Discharge Information

01526 – 73 Quiet Woman ST Edward Street Leek
Staffordshire ST13 5DN .

Change of use from currently vacant public house to form
4 holiday lets

Approval Reference – SMD/2026/0082

1. Condition: Commencement of Works

The development hereby approved shall be begun before the expiration of three years from the date of this permission.

No submission required.

2. Condition: To be completed in accordance with plans and specifications schedule

The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:

01526-AC(0) - 02D

01526-AC(0) - 03A; -04A; and -05A

No submission required.

3. Condition: Permission for renovation and refurbishment

All development work hereby approved shall be restricted to the following times of operations:

- 08:00 - 18:00 hours (Monday to Friday);*
- 08:00 - 13:00 hours (Saturday)*
- No working is permitted on Sundays or Bank Holidays.*

No submission required.

4. Condition: Schedule of repairs

No external works shall be commenced until a methodology for undertaking repair works has been submitted to and approved in writing by the Local Planning Authority. This shall include a full schedule of works which addresses repairs to front elevation windows (inc. bay windows) and door, any roof repairs, any external cleaning of masonry to courtyard elevations and any external masonry repairs (such as re-painting and/or re-pointing) and this shall include to the brickwork and windows of the external southerly facing (south east and south west) elevations adjoining the rear areas of The Unicorn. The works shall thereafter be carried out only in accordance with the approved details.

Please find further details in submitted repairs schedule

5. Condition: Detailed Design and Finishing Details

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 or other specification and/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. Rooflight details

ii. Upgrades or alterations to the internal lining of floors, walls and ceilings

iii. Details of new rainwater goods and soil vent pipes

iv. Details of any new external flues, vents or cowl

v. Details of any external lighting

- i. Please find further details on attached document no. CR_WRCS_FK_C

- ii. Please find further details on drawing 01526_AL104 Lining details (to be read in conjunction with repair schedule)
- iii. See Document: 1526 rainwater Goods Hambaker Classical-Cast-Iron-System-Components. All new and replacement rainwater gutters to be Hambaker 115dia half round cast iron in classical black (G800) on rise and fall brackets (G877); stop ends, drop ends and nozzles as shown in document. All new and replacement rainwater downpipes to be Hambaker 115dia round eared cast iron in classic black (A585(e)); Shoes and sockets to be eared (A596e, A588e), branches and bends as shown in document. Hoppers (if required) to be cast iron classical black (A841). All mechanical fixings to be painted/ coated black.
- iv. To be covered in future application should new vents and extract be required.
- v. To be covered in future application should external lighting be required.

6. Condition: Restriction on Use of Cellars and Attic Rooms

Nothing in this consent shall be interpreted as authorising any use of the cellars and attic rooms of unit 1 as guest accommodation.

No submission required.

7. Condition: Waste collection

Waste collection arrangements for the four units hereby approved shall be managed from the rear access to the premises from Brook Street using the area of land marked in yellow as shown and referred to in the e-mail from the agent dated 30th April 2026 and not from St Edward Street.

No submission required.

8. Condition: Removal of roof lantern canopy

No part of the premises shall be brought into use until the roof lantern canopy, that was introduced in recent years to cover the inner yard area, has been completely removed to reveal the exterior facing court yard elevations as they are shown in the drawings hereby approved.

No submission required.

9. Condition: Closure of Gateway/Door Opening

No part of the premises shall be brought into use until the gateway / door shown to be "boarded up" on drawing 01526-AC(0)-02D hereby approved has been closed off by means and to a specification that shall first have been approved in writing by the Local Planning Authority. This through-link shall remain closed for the lifetime of the development.

No submission required.

10. Condition: Restriction on New and Reinstated Openings

No new openings shall be formed in any part of the buildings within the application site and there shall be no re-instatement of any original openings except and unless shown in the plans hereby approved. The three existing blocked-up windows of unit 3 – two facing south east and one south west – into the covered rear yard rear of The Unicorn shall remain

blocked up for the lifetime of the development.

No submission required.

11. Condition: Noise management plan

No part of the premises shall be brought into use until a guest noise management plan has been submitted to and agreed in writing by the Local Planning Authority. The premises shall thereafter be operated in accordance with the guest noise management plan as subsequently approved.

To be provided as part of future application.

12. Condition: Retention of Approved Internal Layout

The use of the premises resulting from the material change of use hereby approved as described in the heading to this decision shall only take place within, and make use of, the floor area layouts and arrangements that are detailed and assigned on the drawing numbered 01526-AC(0) - 02D hereby approved. These layouts and uses shall be retained throughout the life of the development and there shall be no variation made to the arrangement of floor space, or the way it is used, without the prior written approval of the Local Planning Authority.

No submission required.

13. Condition: Holiday Accommodation Occupancy Restriction

The four 'Units' identified on the drawings hereby approved as Units 1-4, shall only be used and occupied by person(s) who are on holiday and normally reside elsewhere, as short stay holiday accommodation for periods not exceeding four weeks at any one time (and there shall be no return within 4 weeks). They shall be used for no other purpose including any purpose in Class C3 (dwelling houses) of the Town and Country Planning Use Classes Order 1987 (as amended).

No submission required.