

Our Ref: DOC/2026/0036

Mrs Teresa Critchlow
Sammons Architectural Limited
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Conditions 3, 4, 5, 7, 8 and 10 in relation to SMD/2025/0494
Gate Farm Foxt Road Foxt Staffordshire ST10 2HN

Thank you for your application to discharge conditions 3, 4, 5, 7, 8 and 10 of application approval reference SMD/2025/0494. Please note the following;

Condition 3

Prior to the installation of the replacement windows and external doors hereby approved, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, 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 details and retained for the lifetime of the development.

Condition satisfied subject to compliance with the details shown on drawings 2024-2949-18; 2024-2949-19; 2024-2949-22 and 2024-2949-23.

Condition 4

Before the re-pointing hereby granted consent is carried out, details of the extent of repointing and details, including sample panel upon request, of the mortar to be used for repointing (including mortar mix, colour, texture and pointing finish) 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 repointing and mortar details and retained for the lifetime of the development.

- Details of the extent of proposed repointing as shown on drawing reference 2024-2949-25 is acceptable.
- The use of Womersley's Ironstone Pre-Mixed Natural Hydraulic Mortar, Saltaire, fine 2mm is acceptable (swatch and on-site photograph supplied and seen).

Subject to compliance with the above, condition 4 is satisfied.

Condition 5

Prior to the installation of replacement windows hereby approved, specific details (and samples upon request) for the new stone jambs, lintel and cills shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter only be carried out in accordance with the agreed details and retained for the lifetime of the development.

The use of light Hollington sandstone for the jambs and cills is acceptable and subject to this, condition 5 is satisfied.

Condition 7

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 only in accordance with the approved details and retained for the lifetime of the development.

- Vents and flues
- Rainwater goods

Condition satisfied subject to compliance with the following:

Vents and flues

Details submitted:

- J+JW Longbottom Ltd cast iron specification
- Hargreaves Foundry Cast Iron Soil Pipe Vent Cowl
- Elevations (dwg no. 2024-2949-25)
- Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A)

Rainwater goods

Details submitted:

- J+JW Longbottom Ltd cast iron specification
- Elevations (dwg no. 2024-2949-25)

Condition 8

No internal works shall be commenced in respect of the features identified below, until a methodology for undertaking repair works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved details and retained for the lifetime of the development.

- Structural repairs to spine beams, tie beams and oak lintels
- Cleaning of internal timber beams
- Retention of cupboard doors to snug room

Structural repairs to spine beams, tie beams and oak lintels

- Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A)
- Floor Finishes + First Floor Joist Plan (dwg no. 2024-2949-24)

Sectional details have been provided for repairs to internal beams on the proposed cross section and the first-floor plan outlines the extent of repairs. There are no objections to these details from a conservation perspective.

Cleaning of internal timber beams

- Low pressure soda cleaning method is acceptable. The Conservation Officer has confirmed acceptance of the sample cleaning.

Retention of cupboard doors to snug room

The annotations on the plans outline the historic cupboard doors will be retained and pinned back with black hooks, which is acceptable from a conservation perspective. Subject to compliance with the cupboard details shown on drawing 2024-2949-22) this part of the condition is satisfied.

Condition 10

No works shall be commenced in respect of the features identified below, until details in the form of manufacturer's specification (and samples upon request) 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 only in accordance with the approved details and retained for the lifetime of the development.

- Replacement floor coverings
- Internal linings of walls and ceilings
- Bricks to be installed to fireplace(s)

Replacement floor coverings

- Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A)
- Floor Finishes + First Floor Joist Plan (dwg no. 2024-2949-24)

The details show a limestone flag floor to the kitchen, timber floorboards to the rest of the building. On the ground floor, this would be placed on top of a limecrete floor base and underfloor heating. There are no objections to these details from a conservation perspective and subject to compliance with these details, this part of the condition is satisfied.

Internal linings of walls and ceilings

- Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A)
- SECI Becork Lime (Ecocork) specification

This is a lime-based render system with permeability, which will be sympathetic to the building's traditional construction. There are no objections from a conservation perspective and subject to compliance with these details, this part of the condition is satisfied. .

Bricks to be installed to fireplace(s)

- Central Fireplace Details (dwg no. 2024-2949-27)
- Former Parlour Fireplace Details (dwg no. 2024-2949-26)

Bricks are to be handmade Tudor bricks, set in stretcher bond and lime-based mortar. There are no objections to these details from a conservation perspective and subject to compliance with these details, this part of the condition is satisfied.

Subject to compliance with all of the above, condition 10 is satisfied.

Should you have any questions regarding this response please contact
lisa.jackson@staffsmoorlands.gov.uk

Yours faithfully

18/09/2026

X *B.J. Haywood*

Signed by: Ben Haywood
Head of Development Services