
From: Varley, Hannah
Sent: 03 January 2024 15:21
To: Planning Comments (HPBC)
Subject: FW: DOC/2023/0062 and DOC/2023/0066

Categories:

Hello,

Please could this comment be uploaded to the web?

Kind regards,

Hannah Varley Trainee Planning Officer
(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Mob:

www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



From: Emily Holland
Sent: Wednesday, January 3, 2024 12:34 PM
To: Varley, Hannah
Subject: RE: DOC/2023/0062 and DOC/2023/0066

Hi Hannah,

Please see below as follows:

DOC/2023/0062.

Cond 3: samples of walling, roofing, surface materials, colour & texture.

See proposed materials on document '*proposed side and rear elevations drwg no: b-12*', there is no justifiable reason as to why the existing historic roof tiles cannot be retained- and therefore they must be retained and put back once disturbed.

I do not see why tile vents are necessary*. Historic roofs are naturally ventilated and the addition of these tile vents are harmful and not acceptable. A sample to match existing roofing material (whilst also not identified), is not provided.

Same document as above, 'reclaimed facing brick' proposed for new upper floor of extension. The source of this brickwork needs to be made clear in order to ensure match. And what mortar mix is specified? This is not clear and must be a faithful match to historic existing in specification and in pointing style (I,e not tuck or strap).

Same document, 'new stonework to match existing'. Existing not identified, and a match not provided. Image too small and vague to describe this.

Same document, 'existing eaves detailing to be used to the roof'. This small image shows nothing as it is too dark. Are the eaves and bargeboards decorative and original? This needs to be demonstrated more clearly.

Same document, where is 'decothane waterproofing membrane liquid' going to be applied? This is annotated near to proposed rear elevation but am unsure why it is needed (on the inside of the new portion?) and therefore justified. The location is not clear.

Cond 4: insulation.

Rocksilk is not appropriate for historic buildings. It is not vapour permeable, as most mineral wool isn't (glass fibres) and is marketed as resistant. Therefore installed next to timbers will encourage condensation>timber decay and is harmful if fibres are inhaled. *Consequently as to why roof tile vents have been proposed earlier which are not required if the insulation and historic roofing is allowed to breathe. This product is not acceptable, therefore an alternative is encouraged to be sought.

Cond 5: ground levels and excavations.

I don't see a document with this on?

Cond 9: energy efficiency.

Planning Statement notes that 'with it being listed other measures are difficult to include'. So are the energy efficiency measures limited to LED lights and insulation?

Cond 10: soundproofing.

Materials to soundproof are Deckfon and Knauf insulation together? Neither are vapour permeable and perform poorly in humid and warm conditions. Clarity required or alternative encouraged.

Cond 12: all joinery, cills, lintels, openings at 1:10.

See document '*proposed window details*'. Colour, fixtures, fittings and glazing type including putty and or beading not included. What material? Timber? They look like double glazed units in section. Clarity required. No cill or lintel details and position within reveal not shown.

Conservation rooflight to be timber as per annotation? What colour?

See document '*proposed side and rear elevations drwg no: b-12*'. Side elevation demonstrates window at ramp to have 'fire resistant glass and suitable frame' but this isn't shown in window details.

Cond 13: conservation roof lights.

see above.

Cond 14: external materials incl dormers.

See document '*proposed dormer detail rev a*'. Windows for dormers not included on window details above.

Cond 15: rear glazed extension.

Ok.

Cond 16: rainwater goods.

The rainwater goods at front elevation are traditional inbuilt reservoir features not including downpipes due to internal construction. This document shows standard guttering and pipes of which at the front this building does not have. What is the status of the existing? I do not see a clear demonstration they need attention aside from general cleaning or maintenance.

To the rear the rainwater goods by modern standards are demonstrated appropriately with downpipe and channels. But it is not made clear where this water is being directed? Straight onto the tarmac behind the new extension? Clarity required.

Cond 17: flues, boxes, vents, meters.

No issue with meter cupboard in basement.

Vents acceptable on new extension.

Vents not acceptable in historic masonry, walling or roofing at principle elevation. Alternative extraction system and network encouraged.

Cond 18: eaves.

As above. Unclear image and vague information.

Cond 19: Ramp.

Ok.

Other items to note:

- Document '03927_27A *proposed section f-f*' at 'external wall' discusses insulating external walling at the rear? Please clarify. I do not permit the cladding of existing external masonry walling with impervious modern insulation. Is the location of this inside the glazed extension or outside?
- Stone and brick samples need to be demonstrated as noted.
- 'third floor attic' – joists with Gyproc and gypframe permitted to be tested on site due to listed status. What has been permitted? Please clarify.
- **'All roofs to be fully stripped off'**. This is deeply concerning and harmful. There is no comprehensive study, method, clear and convincing justification or reasoning to remove the entirety of a listed building original roof materials. Listed buildings are not required to conform to modern regulation where the works will pose harm on their significance. Where will they be stored? How is it to be ensured they are not lost and damaged? In addition; verges to be pointed in 1:3 mortar. Where has this specification been determined? Are verges pointed originally? If the surviving roof is to be completely lost to install modern impervious materials and used modern methods then I cannot support this and would be refused under LBC. Please advise.
- Secondary glazing proposed at front elevation. Not details or information regarding these units and how they will be affixed in original reveals.

In your communications with me please always quote the planning reference number if you have one.

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
