

PLANNING CONDITION DISCHARGE — MATERIALS APPROVAL

Condition 3: Facing Stone & Roofing Tiles

Application Reference	HPK/2025/0269
Development	Construction of a single attached (end-of-terrace) house
Location	Land Adjacent 39 Bankbottom, Hadfield, Glossop, SK13 1BY
Planning Authority	High Peak Borough Council
Case Officer	Stuart Talbot
Permission Date	29th December 2025
Submitted By	Adam Godfrey
Date of Submission	10th June 2026
Supplier	Etherow Stone (Natural Stone Products), Hadfield, Derbyshire

1. Purpose of This Submission

This report has been prepared to discharge Condition 3 of Planning Permission HPK/2025/0269, granted by High Peak Borough Council on 29th December 2025, for the construction of a single attached (end-of-terrace) dwelling at Land Adjacent 39 Bankbottom, Hadfield, Glossop.

Condition 3 of the Planning Permission states:

"Prior to development above foundation level materials samples of the proposed split coursed stone and roofing tiles shall be submitted and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details."

The reason given for this condition was: To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

This submission presents the proposed materials for the facing walling and dressed stone elements, selected following a factory visit to Etherow Stone's production facility in Hadfield, Derbyshire. Physical samples are submitted alongside this report. The materials have been chosen specifically to match the character and appearance of the traditional stone terraced properties along Bankbottom, as required by the approved scheme and planning officer's assessment.

2. Supplier Information

The proposed stone has been sourced from Etherow Stone, a local natural stone products supplier based at 9 Graphite Business Park, Graphite Way, Hadfield, Derbyshire, SK13

1QH. The supplier specialises in natural stone products and is familiar with the local vernacular stone character of the High Peak area.

As the supplier notes in their own product information, they exclusively use natural stone that has been formed over millions of years. Owing to the inherent nature of natural stone, some variation in consistency, colour, texture, and grain is to be expected across individual pieces, which is characteristic of traditional local stonework. All products are supplied within agreed tolerances.

Their ageing process is designed to reduce the freshly-cut appearance of stone, softening the colour for projects where contextual sensitivity is required — a relevant consideration given the Planning Officer's comments regarding the need for the new dwelling to respect the character of the existing traditional stone terraces on Bankbottom.

3. Proposed Facing Stone — Split Faced Aged & Tumbled Walling

3.1 Product Description

The principal facing material proposed for the front and rear elevations is the Etherow Split Faced Aged & Tumbled Walling product in the Buff/Grey colourway. This is supplied in random lengths at 100mm wide by 140mm high courses.

This product replicates the appearance of hand-dressed coursed rubble stonework which is characteristic of the traditional terraced properties along Bankbottom Road. The aged and tumbled finish dulls the surface of the stone to replicate the weathered, muted tones of the existing historic stonework in the immediate street scene.

The Planning Officer's report (Section: Design, character and appearance) specifically noted that the revised scheme proposed to utilise only coursed, split faced stone and slate tiles as facing materials, omitting the zinc cladding that contributed to the refusal of the preceding scheme (HPK/2025/0126). The stone selected fulfils this requirement directly.

3.2 Colour Sample

The Buff/Grey colourway was selected during the factory visit as the closest available match to the stone used in the neighbouring properties of 39 and 41 Bankbottom and the wider terrace. Photographs and a physical sample are submitted for the Local Planning Authority's assessment.

Images 1 and 2 below show the physical sample piece alongside an Etherow Stone colour swatch (labelled 'Buff'), photographed on an existing stone surface at the supplier's yard. The existing stone surface visible in the background of these images provides a useful direct visual comparison.



Image 1: Physical sample and Buff colour swatch



Image 2: Sample reverse and Etherow Stone 'Buff' label

3.3 Showroom Sample Panel

Image 3 below shows the showroom sample panel viewed at Etherow Stone's premises, demonstrating how the Split Faced Aged & Tumbled Walling units appear when laid in a coursed bond. This is directly representative of the walling appearance proposed for the new dwelling.

The panel demonstrates the natural variation in tone across individual stones — ranging from warm buff tones to cooler grey hues — which is consistent with the character of the natural limestone and gritstone walling prevalent throughout the Bankbottom streetscape.



Image 3: Etherow Stone showroom sample panel — Split Faced Aged & Tumbled Walling (Buff/Grey)

4. Dressed Stone Elements — Sawn Heads, Cills, Jambs & Quoins

In addition to the principal facing walling, a number of dressed stone elements are proposed to finish the window and door openings. These comprise sawn heads (lintels), cills, jambs, and quoins, all to be supplied by Etherow Stone in their sawn natural stone finish. These elements will replicate the detailing found on the traditional stone properties in the immediate vicinity, where exposed stone dressings to openings are a key characteristic feature.

All dressed stone elements are bespoke pieces cut to the specific dimensions required by the approved drawings. The following schedule details the dressed stone components specified in the supplier's quotation for this project:

Front Elevation — Sawn Heads, Cills, Jambs & Quoins

Product	Qty	Dimensions
Etherow Split Faced Aged & Tumbled Walling (Buff/Grey) per sqm	120 sqm	Random Length x 100mm x 140mm High
Etherow Sawn Head	1	1680mm x 100mm x 314mm
Etherow Sawn Head	1	1200mm x 100mm x 314mm
Etherow Sawn Head	1	1680mm x 100mm x 386mm
Etherow Sawn Head	1	2039mm x 100mm x 250mm
Etherow Sawn Head	1	984mm x 100mm x 380mm
Etherow Cill — Stooled, Chamfered & Drip Grooved	2	1680mm x 140mm x 150mm

Product	Qty	Dimensions
Etherow Cill — Stooled, Chamfered & Drip Grooved	1	1200mm x 140mm x 150mm
Etherow Cill — Stooled, Chamfered & Drip Grooved	1	2105mm x 140mm x 75mm
Etherow Sawn Jamb	2	180mm x 100mm x 450mm
Etherow Sawn Jamb	2	180mm x 100mm x 1500mm
Etherow Sawn Quoin	2	360mm x 100mm x 140mm

Rear Elevation — Sawn Heads & Cills

Product	Qty	Dimensions
Etherow Sawn Head	1	1412mm x 100mm x 166mm
Etherow Sawn Head	1	1650mm x 100mm x 166mm
Etherow Sawn Head	1	1879mm x 100mm x 386mm
Etherow Sawn Head	1	1680mm x 100mm x 386mm
Etherow Sawn Head	1	800mm x 100mm x 250mm
Etherow Cill — Stooled, Chamfered & Drip Grooved	1	1426mm x 140mm x 150mm
Etherow Cill — Stooled, Chamfered & Drip Grooved	2	1650mm x 140mm x 150mm
Etherow Cill — Stooled, Chamfered & Drip Grooved	1	1769mm x 140mm x 150mm

5. Roofing Material

The approved plans specify slate roof tiles to match the neighbouring properties. A separate submission or confirmation of the roofing tile specification will be provided to the Local Planning Authority in due course or can be confirmed at the discretion of the case officer if the stone submission above is sufficient to proceed. The applicant is happy to supply a physical roofing tile sample upon request.

6. Compliance with Planning Policy

The materials proposed have been selected specifically to satisfy the requirements of Condition 3 and to accord with Policy EQ6 of the High Peak Local Plan 2016, which requires all development to be well designed, respecting the character, identity, and context of the townscape with regard to appearance and materials.

The Planning Officer's assessment (Delegated Decision Report, HPK/2025/0269) confirmed that the proposed use of coursed, split faced stone and slate roofing tiles would comprise

materials judged to be appropriate within the context of the surrounding area and street scene. The Etherow Split Faced Aged & Tumbled Walling in the Buff/Grey colourway, as presented in this submission, directly reflects that approved material specification.

The use of a locally-based natural stone supplier — Etherow Stone, Hadfield — further reinforces the local distinctiveness of the materials and is consistent with the objectives of the High Peak Design Guide SPD (2018) and the Glossop Design & Place Making Strategy (2011).

7. Request

The applicant respectfully requests that the Local Planning Authority reviews the materials samples and photographic evidence submitted within this report and grants written approval of the proposed facing stone and dressed stone elements in discharge of Condition 3 of Planning Permission HPK/2025/0269.

Should the case officer require any further information, physical samples, or a site visit to assess the materials, the applicant will be happy to assist. Physical stone samples are available and can be forwarded directly to the Council's offices if required.

Submitted by:

Adam Godfrey

Date: 10th June 2026

Submitted to: Stuart Talbot, Case Officer, High Peak Borough Council

Re: HPK/2025/0269 — Condition 3 Materials Approval