



High Peak Borough Council

working for our community

17/07/2026

My ref: DOC/2020/0019

Your ref:

Mr Simon Jones
SJ Design Ltd
The Old Co-Op Building,
Church Street,
Hayfield , High Peak,
SK22 2JE

Dear Sir/Madam

DOC/2020/0019 - Application for Discharge of conditions 4,5,6,7,8,9,10,11,12 and 13 relating to HPK/2018/0556 at 3 and 5 , Laneside Road , New Mills , Derbyshire, SK22 4LT

Thank you for the information submitted in support of the above application.

Having reviewed the submitted details, I can confirm the following:

Condition 4 (Roof Structure)

The submitted information includes the David Fairclough Structural Report dated 16 November 2018, David Fairclough letter dated 20 February 2020, Drawing SK3 Rev A and Roof Structure Photographs dated 25 February 2020. Whilst the submitted information provides a structural assessment of the roof, it does not provide sufficient detail to fully specify the schedule of repair works required by the condition. Further information is required to clearly identify the extent of the proposed repairs, the methodology for carrying out those works and how the existing historic roof structure will be protected during the repair process. The requirements of the condition have therefore not been met. **The condition discharge application is therefore refused.**

Condition 5 (First Floor Survey)

The submitted information includes the David Fairclough Structural Report dated 16 November 2018, David Fairclough letter dated 20 February 2020, Drawing SK3 Rev A, Floor Structure Photographs dated 25 February 2020 and Drawing 302. Whilst the information provides a general assessment of the existing first-floor structure, insufficient detail has been provided regarding the survey of the historic internal features, including the first-floor partitions and other surviving historic fabric. Furthermore, the submitted information does not adequately demonstrate how the survey has informed the proposed repair and reinstatement works, as required by the condition. The requirements of the condition have therefore not been met. **The condition discharge application is therefore refused.**

Condition 6 (Facing Materials)

The submitted details are considered satisfactory and the condition can be discharged. This includes the David Fairclough Structural Report dated 16 November 2018, David Fairclough letter dated 20 February 2020, Drawing SK3 Rev A, Stone Sample Photographs 1 and 2, together with the submitted photographs of the existing roofing stone. The applicant has confirmed that no new walling stone will be brought onto site and that the existing stone will be carefully dismantled and reused within the rebuilt sections. The roofing stone will match the existing in material, coursing and appearance. The submitted details are considered acceptable and preserve the character and appearance of the Listed Buildings. **The condition is therefore discharged.**

Condition 7 (Low Pressure Grouting)

Naturally Hydraulic Lime Grout was recommended within the Structural Report received by the Local Authority 8th June 2020. No further information relating to grouting has been provided nor has an accredited conservation contractor with experience working on Listed Building has been provided – as per the recommendations of the structural report and the High Peak Conservation Officer. The requirements of the discharge of the condition have not been fulfilled and **the condition discharge application is therefore refused.**

Condition 8 (Structural Repairs)

No detailed scheme of works for the taking down of walls and repairs has been provided. While information is enclosed within the Structural Report, further detail is required in order to fulfil the requirements of the planning condition. **The condition discharge application is therefore refused.**

Condition 9 (Joinery Details)

The submitted details includes Drawings 201, 202, 300, 301, 400 and 401. The submitted drawings provide insufficient detail of all the proposed windows and external doors serving the development. **The condition discharge application is therefore refused.**

Condition 10 (Roof Detailing)

Drawn details of the verge and eaves were submitted on 8th June 2020, in accordance with comments received by the Conservation Officer. The plans received are the same as what was attached with the application and do not offer any additional detail. While the flush eaves are accepted by the Conservation Officer, the insufficient information does not fulfil the requirements for the discharge of the planning condition. **The condition discharge application is therefore refused.**

Condition 11 (Pointing Sample Panel)

The condition cannot be discharged at this time. Whilst the applicant has confirmed that a sample panel of lime/sand pointing will be prepared on site and that the Local

Planning Authority will be contacted to arrange an inspection, the condition specifically requires the sample panel to be prepared and approved prior to the commencement of development. As no sample panel has yet been made available for inspection, the requirements of the condition have not been met. **The condition discharge application is therefore refused.**

Condition 12 (Boundary Treatments)

Details of boundary treatment, enclosure and access have been submitted under the amended scheme 200A, received by the Local Authority 8th June 2020. The scheme was amended in response to initial comments received by the Conservation Officer on 1st April 2020. While the scheme has now removed the panel fencing in line with comments received, no further changes have been noted and insufficient detail has been provided. **The condition discharge application is therefore refused.**

Condition 13 (Landscaping)

A landscaping scheme has been provided in support of the discharge of planning condition under 200A, received by the Local Authority 8th June 2020. The landscaping does not provide adequate detail and does not fulfil the requirements for the discharge of planning condition. **The condition discharge application is therefore refused.**

Accordingly, Condition 6 is discharged. Conditions 4, 5, 7, 8, 9, 10, 11, 12 and 13 have not been satisfactorily addressed and the applications to discharge these conditions are therefore refused.

If you have further questions regarding the above please contact
Robert.smith@highpeak.gov.uk

Yours faithfully

X 

Signed by: Jane Colley Signature
Principal Planning Officer

