

Description of conditions submitted for approval

3. Full joinery details of the proposed replacement windows in the existing shop front window openings shall be submitted to and approved in writing by the local planning authority before they are installed. The required details shall be to a scale of 1:5 or 1:10 and include details of the fascia, pilasters, glazing bars, cills, opening mechanism and any other architectural features. The proposed works shall be carried out in accordance with the approved details.

DBD Response: Please see drawing 1542-100 1 clerk bank PL04G Plans and eles as PROP 1-100 A1 for details

4. Notwithstanding the information shown on the submitted drawings, all new or replacement windows to the basement and upper floors shall be of a single-glazed sash style. Full joinery details of the new windows (which shall include sections in the openings) to a scale of 1:5 or 1:10 shall be submitted to and approved in writing by the local planning authority prior to their installation. The proposed works shall be carried out in accordance with the approved details.

DBD Response: Please see drawing 1542-100 1 clerk bank PL04G Plans and eles as PROP 1-100 A1 for details

5. Full joinery details of the proposed new doors including finishes shall be submitted to and approved in writing by the local planning authority before they are installed, and the proposed works shall be carried out in accordance with the approved details.

DBD Response: Main entrance door fronting Clerk Bank to be retained

6. A fully detailed specification of the proposed iron railings shall be submitted to and approved in writing by the local planning authority before they are installed. The required details shall be to a scale of 1:5 or 1:10 and the proposed works shall be carried out in accordance with the approved details and shall be given a black painted finish.

DBD Response: Proposed new railings shall be resin bolt fixed at the corner posts to the stone plinth, see drawing 1542-100 1 clerk bank PL04G Plans and eles as PROP 1-100 A1 for details

7. Details of any vents, cowls or ducts to be fitted to any external surface shall be submitted to and approved in writing by the local planning authority before they are installed. The required details shall be to a scale of not less than 1:5 and shall be accompanied by elevations of the building showing installation locations. The proposed works shall be carried out in accordance with the approved details.

DBD Response: Extract vents serving mechanical ventilation system for basement, also individual extract fans for kitchens, bathrooms and WC's shall be terminated in the side and rear walls using Terracotta airbricks, see drawing 1542-100 1 clerk bank PL04G Plans and eles as PROP 1-100 A1 for details

9. Development shall not commence until a site-specific scheme for protecting the proposed residential units from external noise, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and be designed to achieve noise levels of less than 35 dB LAeq in bedrooms and less than 40 dBLAeq in living areas. The approved scheme shall be implemented before either of the proposed dwellings is first occupied.

DBD Response: The first and second floor of the building were originally living accommodation and therefore no change is proposed. However the walls internally are to be drylined with an insulated plasterboard system (replacing a previously installed plasterboard only drylining).

The windows currently installed are single glazed, the building is a historic building and has been treated as a listed building by LA Conservation officer due to the neighbouring property grade 2 listed building cruck frame is extended into this building. The proposed windows are to be single glazed to match the upper windows and maintain the character of the building, therefore sound reduction for the building as noted by this condition are unlikely to be met. It is requested that this condition is removed.