Hewitt&CarrArchitects

Condition Discharge Information

Change of Use of Agricultural Building to a Dwellinghouse at Stone Wall Farm, Whitehurst Lane, Dilhorne

Mr Kevin Ball

Approval Reference – DET/2017/0040
February 2018

1. Condition: Existing Structures

The existing built structures of the building hereby approved for conversion shall be retained as existing and there shall be no demolition or rebuilding of the structures save for the formation of the openings and room layouts as shown in the approved plans [00687 AS(0)05 & 06] and the making good of exterior finishes.

No submission required.

2. Condition: Materials

All new external doors and windows shall have a timber finish

No submission required

3. Condition: Parapets

The raised stone parapets at the roof verges on the building shall be retained.

No submission required

4. Condition: Details

Before the commencement of works, details of the following shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented in the development hereby approved:

Joinery Details

Hardwood Timber Flush Casement Double Glazed Units
(Please see drawing 00687 AC(3)01 Window & Door Details)

Rooflights

The Rooflight Company Conservation Rooflights
7No. 565 x 725mm (structural)/365 x 525mm (viewable) to open plan living area & bedroom 2
3No. 412 x 520mm (structural)/212 x 320mm (viewable) to first floor ensuites & stairwell
(Please see attached detail)



Rainwater Goods

Brett Martin Cascade 115mm Deepstyle Cast Iron Style Domestic Rainwater system
Colour – Classic Back
Fixings – Brett Martin 115mm Deepstyle Cast Iron Style Coated Rise and Fall Bracket
(Please see brochure)

Vents, Cowls & Flues

Twin wall flue in satin black finish, in location shown on drawings AL(0)04A & 05A, with height to comply with necessary minimum distances outlined within Part J Approved Document.

Pointing

In areas as required - rake out loose mortar and repoint using NHL 2 hydraulic lime mortar (to reflect exposed location), mixed with sharp well-graded sand (in colour to match existing), at a ratio of 1-part lime to 3-parts sand.

Site Boundaries

No new boundary treatments are proposed

5. Condition: Visibility

The development hereby permitted shall not be brought into use until improvements are made to the visibility at the access comprising cutting back of vegetation in front of the hedge on the frontage of Whitehurst Lane to the north of the access to a visibility splay of 2.4m x 50m to a maximum height of 1m above the adjacent carriageway level in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be brought into use until the approved visibility splay has been installed and shall thereafter be kept free of all obstructions to visibility over a height of 1m above the adjacent carriageway level and maintained for the life of the development.

Improvements to the access and visibility splays have already been implemented as part of the previous prior approval (Ref: DET/2015/0041), and since the owner has occupied the adjacent farmhouse (see picture below). It is confirmed that this shall be kept free of obstructions (above 1m) for the lifetime of the development.



Stone Wall Farm Access - April 2016 (via Google Maps)