Condition Discharge Information

00690 – Elm Tree Farm, Hazlescross Road, Kinglsey ST10 2AY
Proposed conversion of existing barn to self-contained annexe and ancillary accommodation

Approval Reference – SMD/2018/0021
November 2018

1. Condition: Commencement of Works

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

No submission required.

2. Condition: To be completed in accordance with drawings

The development hereby approved shall be carried out in accordance with the following submitted plans:-
00690 - AL(0)01;
00690 - AL(0)02;
00690 - AL(0)03;
00690 - AL(0)04C
00690 – AL(0)05A.

No submission required.

3. Condition: Details

Prior to the commencement of development details of the following shall be submitted to and approved in writing by the Local Planning Authority:
Facing Materials
Joinery Details
Rooflights
Vents and Ducts
Metal Rainwater Goods.

Facing Materials: There are to be no new facing materials save for the addition of a new sandstone lintel above the existing opening at the rear.
Joinery: Please see attached drawing 00690 AC(3)01. Windows/Doors are to be heritage timber double glazed units - single pane with no glazing bars. Frames are to be recessed by a minimum of 125mm within the opening and painted dark grey to minimise the external impact. Ledged and braced timber doors to be hung on existing hinges, latched back to walls, and painted to match windows.
Rooflights: New rooflights to be low profile conservation rooflight with central glazing bar flush within the roof plane. Refer to attached information from The Rooflight Company.
Vents & Ducts: Inline plain clay tile/ridge vents (in colour to match existing tiles) to be utilised on the roof slope. No vents/ducts to pass through external stone walls.
Metal Rainwater Goods: All proposed rainwater goods to be Alumasc Apex Heritage System (half round gutters) in cast iron, painted black.

4. Condition: Ventilation Slits

All existing ventilation slits shall be retained and externally visible

No submission required (details included on drawing 00690 AC(3)01).

5. Condition: External Lighting

If at any time during or following completion of the development any exterior lighting is installed it shall be erected only in accordance with the protocols contained in the Institute of Lighting Engineers document " Guidance for the Reduction of Obtrusive Lighting" (2005) and the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014).

No submission required.

6. Condition: Parking

Prior to the approved development being first occupied details of 3No. on site parking spaces of a minimum of 2.4m x 4.8m shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and available for use prior to the approved building being occupied and the spaces shall be retained thereafter without impediment to their designated use.

Please refer to attached drawing 00690 AL(0)03B.

7. Condition: Parking

The approved development shall only be used as an annex/ancillary accommodation associated with the dwelling 'Elm Tree Farm.' It shall not be sold, let or otherwise occupied as a separate unit of accommodation at any time unless a further planning permission has first been granted on application to the Local Planning Authority.

No submission required.