Listed Building Condition Discharge Information

0101 – Catswall Farm, Denford,
Conversion of two barns into 3No holiday lets and alterations to existing barn to form garage and shed unit ancillary to farmhouse.

Approval References – SMD/2015/0603

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 and subject to the following conditions and/or modifications:-

0101 - PL(0)03 Rev G, PL(0)04 Rev I, AL(0)05 Rec C and AL(0)08.

No submission required.

3. **Condition: Joinery Details**

No development shall take place unless and until details of joinery for each window and door of a different design and size has been submitted to and approved in writing by the Local Planning Authority. The details shall include the position of the unit within the opening and show retention of historic features such as hinges, catches and shutters. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Please see attached drawings which indicate the above information:

- 0101 AC(3)01
- 0101 AC(3)02
- 0101 AC(3)03

4. **Condition: Treatment of Floors, Walls and Roof Structure**

No development shall take place unless and until a scheme of works outlining the treatment of floors, walls and roof structure for each building has been submitted to and approved in writing by the Local Planning Authority. This shall include details of historic stone surfacing to be re-used and treatment of damp. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

- 0101 PL(0)05 Rev C
- 0101 PL(0)06 Rev A
- 0101 PL(0)10 Rev A

5. Condition: Treatment of Garage/Pig Sty

The Garage/Pig Sty building shall be restored in accordance with the revised drawing, referenced as AL(0)05 Rev C prior to the first occupation of the second Barn conversion hereby approved. The exact position of the new door to the side elevation of the Garage/Pig Sty shall be agreed in writing by the Local Authority prior to it being installed.

No submission required.

6. Condition: Pointing

All pointing shall be of a strength and style appropriate to the type of walling material used (see Council leaflet on pointing) and shall not include `tuck`, `strap`or `recessed` pointing. A sample panel, at least one square metre, shall be completed on site and shall be inspected and approved in writing by the Local Planning Authority before development commences and shall remain on site during the period of restoration.

Any existing defective pointing must be raked out to a depth usually equal to twice the width of the joint, but generally not less than 20mm. Repoint using NHL 3.5 Hydraulic lime mortar, taking care to employ correct ratios of sand to NHL mix. Recommend 3-parts sharp sand to 1-part NHL3.5, unless the stone/brick is particularly soft or crumbling, in which case NHL2 or a lime putty may be necessary. This may require input from a lime mortar specialist. Joints to be finished with a slight rebate and tamped with a stiff brush once the mixture is "green hard."
A sample panel will be made available on site for inspection and approval by the conservation officer – as indicated in the above Condition.

7. Condition: Structural Engineers Report

The development hereby approved shall be carried out in accordance with the measures outlined in the Structural Engineers Report dated 2nd April 2017. Any additional works arising from the remedial work to the barns which are not specified in the Structural Engineer`s Report shall be submitted to and approved in writing by the Local Authority.

No submission required.

Basic Structural items of work now indicated on Architects drawings.

8. Condition: Conservation Rooflights

No development shall take place unless and until details of the make/model and sizes of all rooflights has been submitted to and approved in writing by the Local Planning

Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

All rooflights to be conservation profile by The Rooflight Company (or other similar approved) with approx. overall size 565 x 1028mm. Please refer to attached documents:

- Rooflight Company Detail
- Rooflight Technical Data Sheet

9. Condition: Rainwater Goods

No development shall take place unless and until details of all rainwater goods have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all soil pipes shall be fitted internally. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained,

All rainwater goods to be Alumasc Apex Heritage Cast Iron range (or similar approved) in black painted finish (please see accompanying data sheet). Gutters to be 4.5" half round profile, supported on drive in rise and fall brackets. Downpipes to be fixed with traditional holderbat fixings and positioned as shown on drawings:

0101 PL(0)06 Rev A & PL(0)10 Rev A

10. Condition: Ventilation ducts, Cowls and Stove pipes

No development shall take place unless and until details of all ventilation ducts, cowls and stove pipes has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained,

The applicant wishes to install log burners to the properties and approximate sizes, heights and locations (to comply with building regulations) of corresponding flues are shown on drawings:

0101 PL(0)06 Rev A
0101 PL(0)09 Rev A
0101 PL(0)10 Rev A

Ventilation to be via Glidevale In-line Tile Ventilators, which can be utilised as soil vent pipe and mechanical extract terminals and manufactured to match existing Staffordshire blue plain clay tiles in profile and colour (please see accompanying data sheet).

11. Condition: Vent Slit details

No development shall take place unless and until a scheme for the treatment of the vent slits has been submitted to and approved in writing by the Local Planning

Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained,

See enlarged slit detail on drawing PL(0)09 Rev A.