Condition Discharge Information

01017 – Whiston Barn, Whiston Eaves Lane
Conversion and alteration of former agricultural building to 1no. dwellinghouse

Approval References – SMD/2018/0636

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:-
00801 AL(0)02;
00801 AL(0)03D;
00801 AL(0)04C
00801 AL(0)06C

No submission required. Please note that the development site has since been sold and any HCA drawing numbers submitted alongside this application have been re-ordered under Job No. 01017, to correspond with the new applicant.

3. Condition: Permitted Development Rights

Notwithstandng the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, B, C, D, E, F, G and H and/or Part 2 Class(es) A, B, C, D, E and F, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Noted. No submission required.

4. Condition: Vents, Cowls and Ducts

Prior to the commencement of development details of all vents, cowls and ducts shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details, completed prior to first occupation and be retained for the lifetime of the development.

Approximate sizes, heights and locations (to comply with building regulations) of both boiler and log burner flues are shown on drawings:

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01017 AL(0)03

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). No vents or ducts to pass through existing stonework walls.

5. Condition: Joinery Details

Prior to the commencement of development joinery details (including materials and finished colour) for all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, completed in full prior to first occupation of the development and retained for the lifetime of the development.

Please see attached drawings:

- 01017 AL(0)02
- 01017 AC(3)01

All rooflights to be conservation profile by The Rooflight Company (or other similar approved) with approx. size 550 x 980mm. Please refer to attached documents:

- Rooflight Company Detail
- Rooflight Technical Data Sheet

6. Condition: External Renovation

Prior to the commencement of development, a scheme of external renovation shall be submitted to and approved in writing by the Local Planning Authority. The details shall include materials samples/details and a plan of the extent of pointing/repointing (if necessary) and shall be accompanied by a pointing sample panel. External historic features including raised stone parapet copings, stone eaves course and stone lintels and cills are to be retained. The development shall be carried out in full accordance with the approved details and be completed in full prior to first occupation of the building.

Existing stone lintels, cills and coping appear sound but if, on closer inspection, any are found to be defective these must be suitably repaired or replaced like-for-like in stone to best match the existing in type, dressing and colour.
Any broken/missing roof tiles to be replaced with reclaimed/new tiles, sourced locally, to best match the existing Staffordshire blue plain clay tile in size, texture and colour (sample to be approved by conservation officer).
The applicant has expressed a desire to repoint the entirety of the external stonework to avoid a patchwork appearance. Existing 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.

7. Condition: Ventilation Slits

Prior to the commencement of development, a scheme of works for keeping the ventilation slits externally visible shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, be completed prior to the first occupation and be retained for the lifetime of the development.

Please see ventilation slit detail on drawing 01017 AC(3)01. A recessed blue brick will be used to infill each ventilation slit.

8. Condition: Rainwater Goods

Details and locations of all rainwater goods (metal rainwater goods on rise and fall brackets) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details, completed prior to first occupation and be retained for the lifetime of the development.

In early discussions with the conservation officer it was established that uPVC gutters may, in this case, be acceptable. All rainwater goods to be cast iron effect and finished in black. 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:

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01017 AL(0)03

9. Condition: Landscaping

Prior to the commencement of development, landscaping details including all hard surfacing shall be submitted ot and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details, completed prior to first occupation and be retained for the lifetime of the development.

Please see attached drawing 01017 AL(0)03. All hard landscaping to be driveway-suitable 14-20mm gravel in golden colour.

10. Condition: Boundary Wall

The stone boundary wall enclosing the garden area to the south of the proposed dwelling shall be retained and renovated using matching/reclaimed materials ehere necessary.

Noted. No submission required.

11. Condition: Bat Roost

Prior to first occupation of the development hereby approved the bat roost area as identified on drawing AL(0)07 shall be provided and completed.

Noted. No submission required.

12. Condition: Contamination

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, submitted to and approved in writing by the Local Planning Authority.

Noted. No submission currently required.

13. Condition: Topsoil

No topsoil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing by the Local Planning Authority prior to the importation of any soil.

Noted. No submission required.

14. Condition: Waste

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Noted. No submission required.

15. Condition: Storage of fuel

Prior to their installation, details of any facilities for the storage of oils, fuels or chemicals shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Please see attached drawing 01017 AL(0)03 for the position of domestic oil storage tank.

16. Condition: Drainage

Prior to the commencement of development, details of the proposed bio disk drainage system and porosity testing results shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, be completed prior to the first occupation and be retained for the lifetime of the development.

Please see attached drawing 01017 AL(0)03 for position of proposed bio-disk drainage. The proposed bio disk is the Tricel Novo UK8, details for which can be found in the accompanying submitted information.