

**Submission of details in Discharge of Conditions
attached to Planning Permission SMD/2019/0704
Black Head PH, Tean, Staffordshire, ST10 4DY**

Report By: Graham Carlisle

Our Ref: GSC/2021/026

Date: August 2021



1. INTRODUCTION

- 1.1 Planning Permission was granted on 15/07/2020 for the change of use of the public House (Class A4) to retail (Class A1) and ground and first floor rear and side extensions: conversion of first floor to create 4 no flats (Class C3); installation of plant and machinery; and ancillary car parking and delivery area. The permission was subject to 33 conditions, with 7 of them requiring the submission and approval of details. This statement, therefore, provides a description of all finishing materials in response to conditions 3,4 and 5, and includes attachments to deal with conditions 16 (A demolition and construction and environmental method statement), 17 (A remediation scheme) 26 and 27 (A Noise Assessment and protection scheme).

2. THE DETAILS

- 2.1 Conditions 3,4 and 5 state as follows :-

3. Before the commencement of development, details of the elevation finishing and hard surfacing materials in terms of their type, colour and texture shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the development.

4. The roofing materials for all existing and proposed buildings, including the existing pub building, shall comprise Staffordshire Blue clay tiles.

5. All new and replacement windows shall comprise a white painted timber finish.

- 2.2 Roofing tiles – The approved plans specify the use of Staffordshire Blue clay tiles as required, whilst the ridge tiles will be a Glass Reinforced concrete (GRC) coloured dark grey as supplied by Messrs Roofing Supplies.

Facing Brickwork – This will be an ‘Arden Olde Farmhouse Original’ by Ibstock (code no. 4985) Please see attached brochure detail. The quoins will be of natural stone.

Fascias, Downpipes and Guttering – These will all be in cast iron and painted black.

Access Drive, Circulation and Parking Areas – These will be finished in tarmac with the parking spaces marked by white lines.

Pedestrian Walkway and Entrance – Brindle Block paviours.

Chimneys – The same facing brick as the building

2.3 Condition 16 states in part as follows :-

No phase of the development hereby permitted shall take place until a Demolition and Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority.

An appropriate statement has been prepared by the scheme architects, Messrs Concept- Designs and is submitted as part of this application.

2.4 Condition 17 states in part as follows :-

No development approved by this planning permission shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority.

The required scheme has been prepared by Messrs Spilman Associates and is submitted with this application.

2.5 Conditions 26 and 27 state in part as follows :-

26. (i) Before the installation of any plant or machinery, a site specific noise assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include the acoustic specification details, noise impacts and location of any plant or machinery to be installed under this permission. The assessment shall be undertaken in compliance with BS41424:2014.

27. The development and/or conversion to provide apartments shall not commence until a site-specific scheme for protecting the proposed residential units from 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,

A report has been prepared to deal with these conditions by Messrs NSL and is submitted with this application.