

Variation of Condition Information

00101 – Conversion of former agricultural building to form
1 no. dwellinghouse and associated works
Mr T. Boote

Approval Reference – SMD/2023/0631
August 2025

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: Approved documents

The development hereby approved, shall be maintained out in complete accordance with the submitted amended plans and specifications as follows:-

00101 AL(0)12

00101 PL(0)15 Rev C

00101 PL(0)16 Rev B

00101 PL(0)17 Rev C

17271 01

17271 02

17271 03

CR CRCS FK D

The Rooflight Company details

Glidevale Inline Vents details

This variation of condition application seeks to vary the approved drawings to allow removal of the existing modern timber trusses to increase available headroom and installation of new structure to facilitate removal of the trusses. Two further minor amendments include a level change within the ground floor, and changing an external door to a window.

As such, we wish condition two to be varied to swap approved drawings : 00101 AL(0)12, PL(0)15C, PL(0)16B, 17271 01, 02 & 03 with proposed drawings: 00101 AL(0)12A, PL(0)15F, PL(0)16E, LD-25-331-200-P1, LD-25-331-201-P1 and LD-25-331-202-P1.

3. Condition: Tanking

The development shall not include any tanking of the walls of the listed building.

This condition was enforced to avoid any non-permeable tanking slurries being applied to the existing walls. We would like this condition to be varied to agree the following submitted details :

To address the difference in floor/ground levels and the high potential for moisture penetration in these areas, it is proposed to install a drainage membrane to any areas where the ground level lies above internal floor level, with perimeter drainage to the base of the walls. A French drain is to be installed externally. Further details can be found on drawing PL(0)15F.

4. Condition: Facing Materials

Before the application of any finishing or new facing materials, details of such materials shall be submitted and approved in writing by the local planning authority and the materials/finishes shall be applied in exact accordance with the details.

We would like this condition to be varied to agree the following submitted details :

Facing Materials

Any new stone to be Hollington sandstone in colour to best match existing:



Hollington Cream & Hollington Red Sandstone

Roof Tiles

All whole and suitable existing tiles to be reused, with any broken/missing 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.

5. Condition: Joinery

Before the installation of any new doors or windows, details of full joinery specifications, including colour, fittings and fixtures, annotations to which are opening and which are fixed, materials, glazing type, glazing bar detail and moulding, and shutter colour and material shall be submitted to and approved in writing by the local planning authority. Details of the glazed pieces for the thirteen ventilation holes located at the two sides and two to front shall be at a scale of 1:20. All of the works shall be implemented in exact accordance with the approved details before the development is first brought into use.

We would like this condition to be varied to agree the following submitted details :

Joinery details can be found within the submitted drawings AC(3)01 & 02, to be read in conjunction with drawings PL(0)15F and 16E.

6. Condition: Interior Materials

Before the application of new interior materials and insulation, details of this shall be submitted to and approved in writing by the local planning authority. All of the interior materials and insulation works shall be implemented in exact accordance with the approved details before the development is first brought into use.

We would like this condition to be varied to agree the following submitted details :

Specifications for the lining of walls, roof and floor can be found within drawing PL(0)15F. Materials to match those installed within the approved and completed 'Barn B.'

7. Condition: Mortar Analysis

Before the application of new mortar, mortar analysis shall be undertaken of the surviving existing mortar and the details of this together with details of the proposed mortar specification, shall be submitted to and approved in writing by the local planning authority. All of the mortar works shall be implemented in exact accordance with the approved details before the development is first brought into use.

We would like this condition to be varied to agree the following submitted details:

The applicant has previously completed conversion of the smaller barn, known in previous applications as 'Barn B.' A sample panel of re-pointing was inspected and approved by the previous conservation officer. The applicant wishes for the mortar to match and wishes to agree the specification and application via approval of a sample panel rather than carry out mortar analysis (see condition 19).

8. Condition: Mortar Methodology

Before the application of new mortar, details of mortar repointing, including the methods and a summary, shall be submitted to and approved in writing by the local planning authority. All of the mortar repointing works shall be implemented in exact accordance with the approved details before the development is first brought into use. The mortar repointing works shall not be undertaken in temperatures lower than 5 degrees.

We would like this condition to be varied to agree the following submitted details:

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.

9. Condition: Rooflights

Before the insertion of rooflights, details of these at a scale of 1:20 shall be submitted to and approved in writing by the local planning authority. All of the rooflights shall be provided in exact accordance with the approved details before the development is first brought into use.

We would like this condition to be varied to agree the following submitted details :

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

- Rooflight Company Detail
- Rooflight Technical Data Sheet

10. Condition: Flues

Before the insertion of the flue, details of this, including its design, colour, size, shape and material shall be submitted to and approved in writing by the local planning authority.

The flue shall be provided in exact accordance with the approved details before the development is first brought into use.

We would like this condition to be varied to agree the following submitted details :

Size and appearance of the flue can be found within drawing PL(0)16E. The finish will be matt black.

11. Condition: External Illumination

No external wall illuminations, uplighters, downlighters or LED light fixtures are to be affixed to the building or to the application site for the lifetime of the development.

No submission required