No.	Conditions	Action required By	Comment by planning	Response to planning	Information required / To Do	Drawing Ref	Stage Required at	Status		
								COMPLETE	ONGOING	OUTSTANDING
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	Client			No action required		N/A			
2	The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 2023-2760-11 Block Plan 2023-2760-10A Existing Block Plan 2023-2760 09 Proposed Elevations (West and East) 2023-2760-08B Proposed Elevations (North and South) 2023-2760-07B Existing floor plans (Ground, first and second floor) 2023-0760-01A Existing floor plans (Third, roof void, roof plan) 2023-0760 02 Existing elevations (North and South) 2023-2760 03 Existing elevations (West and East) 2023 2760 04A Proposed floor plans (Ground, first, second) 2023 2760 05H Proposed floor plans (third, NOS, roof)	ALL			No action required		N/A			
3	Notwithstanding the submitted plans, no development shall commence until the following detail has been submitted to and approved in writing by the Local Planning Authority:	INC					Pre Commencement			
a	Marked up elevation plans identifying those windows and doors to be retained for repair, those which are lost, and those that will be replaced.		• The window schedule says 'See Spec' for many of the windows, but it is not clear what this is referring to – is there a schedule for these windows? •Notwithstanding this, it appears that all of the windows are now proposed to be replaced, and the information provided in the schedule is quite generic either stating 'replace' or 'condition poor, replace'. The proposed full replacement of the windows has the potential to increase the level of impact to the designated heritage asset. Therefore, it would be useful if further justification could be provided for the loss of historic fabric, for example a more detailed condition survey. • The cill and lintel schedule indicates some of the lintels and cills would be replaced or altered for the changes in opening sizes. It would be useful to have some more technical details on the material and detailing of any replacements to ensure that this is sympathetic to the appearance of the building.	•Specification has been added to on **25-031-INC-DR-1261 - Pictorial Window Schedule - revC** •Yes all windows are to be replaced, due to overall poor condition of majority of the windows - it would not really make sense to replace only some of the windows, this would have a worse affect? Do you agree? See **25 031 - Window Conditions Document** for justification •The new/replacemnet cills and lintes are to match the existing cills and lintels with proposed like-for-like replacements. I have added notes to cover on **25-031-INC-DR-1264 - Cill and Lintel Schedule - revC**	• Awaiting comment on Response/Confirmation to sign off?	**25-031-INC-DR-1206 - Proposed Elevations - revC** 25-031-INC-DR-1260 - Window Schedule - revB **25-031-INC-DR-1261 - Pictorial Window Schedule - revB** **25 031 - Window Conditions Document** **25-031-INC-DR-1264 - Cill and Lintel Schedule - revC**			
b	A detailed Schedule of Work for the refurbishment/ repair of existing windows and doors to include (but not limited to) method of repair and suggested paint analysis		• The window schedule says 'See Spec' for many of the windows, but it is not clear what this is referring to – is there a schedule for these windows? •Notwithstanding this, it appears that all of the windows are now proposed to be replaced, and the information provided in the schedule is quite generic either stating 'replace' or 'condition poor, replace'. The proposed full replacement of the windows has the potential to increase the level of impact to the designated heritage asset. Therefore, it would be useful if further justification could be provided for the loss of historic fabric, for example a more detailed condition survey. • The cill and lintel schedule indicates some of the lintels and cills would be replaced or altered for the changes in opening sizes. It would be useful to have some more technical details on the material and detailing of any replacements to ensure that this is sympathetic to the appearance of the building.	•Specification has been added to on **25-031-INC-DR-1261 - Pictorial Window Schedule - revC** •Yes all windows are to be replaced, due to overall poor condition of majority of the windows - it would not really make sense to replace only some of the windows, this would have a worse affect? Do you agree? See **25 031 - Window Conditions Document** for justification •The new/replacemnet cills and lintes are to match the existing cills and lintels with proposed like-for-like replacements. I have added notes to cover on **25-031-INC-DR-1264 - Cill and Lintel Schedule - revC**	• Awaiting comment on Response/Confirmation to sign off?	**25-031-INC-DR-1206 - Proposed Elevations - revC** **25-031-INC-DR-1264 - Cill and Lintel Schedule - revC** **25-031-INC-DR-1261 - Pictorial Window Schedule - revB** **25 031 - Window Conditions Document** **25-031-INC-DR-1264 - Cill and Lintel Schedule - revC**			
c	Full details of all new windows to include frame type, material, colour code, glazing, fittings, fixtures, surrounds and which to be openers and fixed lights shown on a schedule.		• Notwithstanding the above justification for the replacement of all the windows, the proposed replacement windows would be double glazed Alitherm Heritage aluminium windows. Aluminium is not a traditional material for historic mill buildings and its use in window detailing can sometimes result in a flat profile to the framing and glazing bars. In addition, double glazing is not a traditional detail. • It is noted that the proposed elevational drawings replicate the historic centre pivot and casement openings which are typical of mill buildings, which is supported from a conservation perspective. We would, however, need a clearer/more detailed sectional detail than what has been provided for the replacement window detail (for example 1:10 or 1:20 scale clearly showing the thickness of framing and glazing bar details). •Ideally from a conservation perspective, we want to see a slimline profile double glazed unit (e.g. 16mm or less) with integral glazing bars, shaped (rather than flat) glazing bars and framing and slim outer frames to minimise the appearance of any double glazing. •The historic window frames also appear to have been installed / recessed into the brickwork to minimise their appearance and the sectional details do not appear to show this as the frames are shown to sit within the masonry opening. •From a conservation perspective, we would wish to avoid trickle vent details, and it is not overly clear if this is shown on the sectional drawings provided.	• Justification in **25 031 - Window Conditions Document**. We we note the preference for traditional window materials. We have opted for use of aluminium (Alitherm Heritage) and double glazing for its heritage-led proportions, slim sightlines and ability to replicate historic mill window typologies. The system offers robust long-term performance. While aluminium is not a traditional material, it is considered that heritage-style aluminium or steel window systems are widely accepted within mill conversions projects. This product has been recommended to us, capable of allowing us to achieve the required EPC ratings. We would welcome the Conservation Officer's specific preference or recommendation for an alternative system should aluminium remain unacceptable in principle. • Details are provided in window schedule - subject to comments above. **25-031-INC-DR-1261 - Pictorial Window Schedule - revC** which are in 1.20 - if more detail is required. I have updated Elevations to suit **25-031-INC-DR-1206 - Proposed Elevations - revC** •See comment above. •Window sections show that the proposal is to recess the windows into the brickwork? see 25-031-INC-DR-1261 - Pictorial Window Schedule - revC •No trickle vents - we are using a mechanical ventilation system.	• Awaiting comment on Response/Confirmation to sign off?	**25-031-INC-DR-1261 - Pictorial Window Schedule - revC** **25-031-INC-DR-1264 - Cill and Lintel Schedule - revC** **25 031 - Window Conditions Document** **25-031-INC-DR-1206 - Proposed Elevations - revC**			
d	Full details of all new doors to include material type, colour code, surround and any door glazing pieces. In particular the ground floor front main door, further entry doors and doors located at decorative staircase.		• Door Type 1 is the main entrance door facing Ashbourne Road. The proposed details on dwg no. 25 031 – INC – DR 1263 Rev B show a raised and fielded door with two panels and a horizontal panel across the top. It would be suggested that the design of the replacement door replicates the historic detailing of the 3 panelled door, see historic photo below (the detailing here appears to be bolection moulding): • The proposed details on dwg no. 25 031 – INC – DR 1263 Rev B also show door details for the rear elevation and the staircase to the front elevation. The annotations mention the door would be timber, but the fanlight above would be aluminium. It would be suggested that the fanlight above is also timber to avoid a clunky detail that does not match the timber detailing below. Similar to the windows condition, the sectional detailing for these doors is not clear enough to illustrate glazing bar details and profiling and it would be recommended more technical details are provided as the existing sections appear to imply a flat glazing bar to the fanlight detail which would not be appropriate for the historic character of the building. Similar to comments above, we would suggest a slimline double glazing rather than the standard 24mm indicated on the annotations as this would result in bulkier frames and detailing which would detract from the architectural interest of the building. • The drawings for the aluminium entrance doors (dwg no. 25 031 – INC – DR 1262 Rev A) indicate a flat profile glazing bar which would not be characteristic of traditional detailing in the building and it would be recommended that this is altered to be more reflective of the historic character of the building. • The annotations on both plans mention colours would be either RAL 6003 (Olive Green) or Ral 7021 (Black Grey). If clarification can be provided on what colour is proposed that would be useful, RAL 6003 (Olive Green) may add some visual interest to the building and dark green was a popular Victorian colour so would be appropriate if selected, whereas a black may make the building look a bit bland. • Also details for the ironmongery would be required for external doors.	• Accepted. We had re-interpretted the current door, but happy to change to suggested 'original' door style. Updated Door 1 on - **25-031-INC-DR-1262 - Aluminium External Door Schedule - revD** • Correct, we have shown a mix of aluminium (fan light) and timber (doors) for the openings on the staircase. We were trying to tie them into the rest of the elevation (windows) as much as possible. If you have a preference for all timber this can be changed. •See comment above. This will tie in with the rest of the proposal. If you require an alternative, we would welcome suggestions. • We welcome your suggestion. We will change spec RAL 6003 (Olive Green). Colours Changed on **25-031-INC-DR-1262 - Aluminium External Door Schedule - revD** and **25 031-INC-DR-1263 - Timber External Door Schedule - RevC** • We will confirm this following resolving above comments.	• Awaiting comment on Response/Confirmation to sign off? • **TBC** Awaiting comment on Response • **TBC** Awaiting comment on Response • Awaiting comment on Response/Confirmation to sign off? • **TBC** following comment.	**25-031-INC-DR-1262 - Aluminium External Door Schedule - revD** **25-031-INC-DR-1263 - Timber External Door Schedule - RevC**			
e	Full details of secondary glazing and manufacturers details		• As outlined in the covering letter, no details are provided as this is no longer proposed.			N/A				
f	Method statement and materials for the blocking up of existing window and door openings		• Covering letter says see drawings on these details •Pictorial Window Schedule (dwg no. 25 031 – INC – DR 1261 Rev B shows blocked up window details (window type 1a, 3 and 6). This indicates that the brickwork would be slighty recessed to give the impression of a tax window details, the principle of which is acceptable. •We would require details, such as sample or manufacturer's specification, on the brickwork to be used and detailing of the pointing of these blocked up windows. •The annotations on the plans state that the internal treatment of these blocked up windows would be dealt with as part of a technical package, possibly could be dealt with under condition 7 in regard to internal lining of the listed building. •There are no objections to the proposed louvre detail. •Details are required for blocked up external doors.	• • • Ideally, we anticipate re-use of reclaimed brickwork from elsewhere on site. However, accept that this may not be 100% possible. In this case we would suggest a matching brickwork. For that we will find specification and samples. • Note ammended - These areas can be left flat faced (lift shaft and Bin Store) • Blocked up windowsand doors sepreated to own sheet (below) • I have added **25-031-INC-DR-1268 - Pictorial Blinded Door and Window Schedule - revA**	• On site **meeting** to be arranged to confirm samples. • Awaiting comment on Response/Confirmation to sign off?	**25-031-INC-DR-1261 - Pictorial Window Schedule - revC** **25-031-INC-DR-1266 - Pictoral Blinded Door & Window Schedule - revA**			
g	Full details including scaled drawings of the replacement conservation roof lights and manufacturers detail		• The sectional details illustrate the patient glazing for the rooflights would project above the roofplane and would be coloured RAL 7021 (Black Grey) • Usually from a conservation perspective, it is encouraged to have flush rooflights, but often historic mill and warehouse building would have patient glazing installed that often projected above the roofplane. Therefore, there would be no objections to these proposed details.	• Noted. • During the application process, the project has been priced. There is a significant cost to replacing these rooflights. Would you be willing to accept removing the existing rooflights.	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1005 - Existing Roof Plan - revB **25-031-INC-DR-1205 - Proposed Roof Plan - revC** **25-031-INC-DR-1265 - Rooflight, Solar Panel and Smoke Shaft - revC** No Secondary Glazing noted. 25-031-INC-DR-1244 - Opening Details - revB Rooflight Details was dwg - Standard Glazing ref. FIX1070			
h	Full details of any roof repairs. Original roof slates to be retained and re used		• No details provided	Notes shown on 25-031-INC-DR-1243 - Roof Details - revB. Please confirm you are happy? If more detail required, please let us know. Form Wylstrip Document 85% - 75% is of tile need to be replaced. To be replaced like for like.	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1243 - Roof Details - revB **Wylstrip Roofing Method**				
	The works to the building shall thereafter be carried out strictly in accordance with the agreed details and before first occupation of any of the units hereby permitted Reasons: To protect and retain the historical and architectural integrity of the heritage asset									
4	Reinstatement of clock Prior to the commencement of development details for the reinstatement of a working clockface on the principle elevation (Ashbourne Road) shall be submitted to and approved in writing by the Local Planning Authority. The agreed clock shall be installed and in full working order before first occupation of any of the units hereby approved. Reasons: To protect and enhance the historical and architectural integrity of the heritage asset	INC/Smiths of Derby (clock specialists)	• The drawing illustrates the design of the clockface would be sympathetic to the historic character of the building. However, the annotations mention Perspex for the backing which is not a traditional material – could this be white metal instead? • It is assumed the clockface would be black metal, but if clarification can be provided. • Also, it is not overly if the clockface would be slightly recessed or flush with the masonry. A historic photo below appears to imply it may have been recessed:	• I have contacted the specialist supplier to confirm whether possible, these requests are possible but at great expense. Would you be willing to accept that the original spec is acceptable? • We agree with your suggestion on the recess - I have added a sectional detail to clock drawing - **25-031-INC-DR-1220 - Clockface Details - revC**	• **TBC** Awaiting comment on Response/Confirmation to sign off?	**25-031-INC-DR-1220 - Clockface Details - revC**	Pre Commencement			
5	Solar panels Notwithstanding the submitted plans, no PV panels shall be installed on the roof until such time that full details have been submitted to and approved in writing by the Local Planning Authority. Such detail to include method of attachment, sizes, amount, weight, finish and manufacturers details. The panels shall subsequently be installed only in Page 3 accordance with the agreed details and before any of the units hereby approved are first brought into use Reasons: To protect and retain the historical and architectural integrity of the heritage asset	INC/C2C/M&E	• The Proposed Roof Plan (dwg no. 23 031 – INC – DR 1205 Rev B) shows the siting the solar panels to the front elevation, but no technical details of the panel type and design have been provided. • From a conservation perspective, we would suggest black frame with low-rise brackets to minimise the visual appearance.	• • Happy with your suggestion, Detail added on **25-031-INC-DR-1265 - Rooflight, Solar Panel and Smoke Shaft - revC**	• Awaiting comment on Response/Confirmation to sign off?	**25-031-INC-DR-1205 - Proposed Roof Plan - revC** **25-031-INC-DR-1265 - Rooflight, Solar Panel and Smoke Shaft - revC**	Pre Installation			
6	Works to the building fabric Notwithstanding the submitted plans no development shall take place until such time that a Schedule of Works for the refurbishment and repair of the decorative staircase on the Ashbourne Road (south) elevation has been submitted to and approved in writing by the Local Planning Authority. The works to the staircase shall thereafter be carried out strictly in accordance with the agreed details and completed prior to first occupation of any of the units hereby approved Reasons: To protect and retain the historical and architectural integrity of the heritage asset.	INC/C2C	• The Structural appraisal outlines that the cast iron staircase is in a reasonable and repairable condition, but the degradation of the paintwork has led to rusting in the ironwork that will need to be repaired. The report offers some recommendations for repairs such as abrasive clearing of the existing paintwork, application of rust-inhibiting metal primers, re-painting the metalwork and fixing floorplates. •However, it is not overly clear from the submission whether the recommendations in the Structural Report are the proposed as the information provided on the 'Staircase 1 Details' plan is quite generic. It would be useful if a detailed Schedule of Works is provided which outlines the method of cleaning existing paintwork, any repairs/replacement of ironwork, re-painting and any other repairs.	• • Detail added on **25-031-INC-DR-1221 - Staicase 1 Details - revC** We would welcome your comments on colour - I cant find a reference to the original colour. Suggestions - RAL 6003 (Olive Green) to match openings. RAL 5011 (Steel Blue) or ... (We have requested on site investigation)	• Awaiting comment on Response/Confirmation to sign off? • **TBC** Confirm Colour	**25-031-INC-DR-1221 - Staircase 1 Details - revC** 250561-C2C-XX-XX-RP-S-01	Pre Commencement			
7	Notwithstanding the submitted plans no development shall commence until such time that the following have been submitted to and approved in writing by the Local Planning Authority:	INC/C2C					Pre Commencement			
a	Schedule of historic features		• No details provided.	• We used annotations on the existing plans as a 'schedule of historic features'.		25-031-INC-DR-1002 - Existing Ground and First Floor Plan - revB 25-031-INC-DR-1003 - Existing Second and Third Floor Plan - revB 25-031-INC-DR-1004 - Existing Forth Floor Plan - revB 25-031-INC-DR-1005 - Existing Roof Plan - revC **25-031-INC-DR-1006 - Existing Elevations - revC** 25-031-INC-DR-1260 - Window Schedule - revB **25-031-INC-DR-1261 - Pictorial Window Schedule - revC**				
b	Details for the retention of the cast iron internal supporting joists with Repair summary if deemed necessary including paint type and colour code.		• No details provided.	• Condition of castiron posts are generally sound. All to be retained other than the columns indicated in the strcutural report where they were not original. I will add paint type and colour code. They are currently painted white, would you have a preference for this or would you be happy with say Olive Green or Steel blue, to match the windows and to create more of a feature of in the cossitor spaces?	• **TBC** Add Paint colour and Colour Code. Awaiting Comment.					
c	Detail drawings/sections regarding proposed inner shell, 'independent metal wall lining'.		• No details provided.			25-031-INC-DR-1240 - Ground Floor Details - revB 25-031-INC-DR-1241 - Floor to External Wall Details - revB 25-031-INC-DR-1242 - Floor Details - revB 25-031-INC-DR-1243 - Roof Details - revB 25-031-INC-DR-1244 - Opening Details - revB				
d	Material details of insulation for walling and roofing.		• No details provided.	• Shown on Drawings 1240, 1241, 1242, 1243, 1244	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1240 - Ground Floor Details - revB 25-031-INC-DR-1241 - Floor to External Wall Details - revB 25-031-INC-DR-1242 - Floor Details - revB 25-031-INC-DR-1243 - Roof Details - revB 25-031-INC-DR-1244 - Opening Details - revB				
e	Small test area or sample area of the DOFF system (In order to identify if this is appropriate) for the removal of graffiti and other such damage to the rear.		The information submitted: • • The methodology recommends DOFF or Thermatech steam cleaning system and chemical agents to carefully remove graffiti, which in principle is acceptable from a conservation perspective. It would be useful if a sample panel of cleaning could be provided for site inspection. • There are no objections from a conservation perspective to the general brickwork repairs such as fixing lime pointing with NHL 3.5 as mentioned in the report.	• Test area now complete - would you be happy to arrange meeting on site for inspection? (Other items can be checked off at same time)	• Arrange **meeting** to confirm. Awaiting Response.	Midland Masonry Proposed Methodology (dated 20th October 2025)				
f	Details of the Hellbars and their locations.		The information submitted: • Midland Masonry Proposed Methodology (dated 20th October 2025) • There are no objections to the principle of hellbar installation but, as set out in the condition, details of the extent of repairs and location of the hellbars would need to be provided.	• Please refer to S.E Drawings **250561-XX-XX-M2-S-002-P03** and **250561-XX-XX-M2-S-003-P02**	• Awaiting comment on Response/Confirmation to sign off?	250561-XX-XX-M2-S-002-P03 250561-XX-XX-M2-S-003-P02				
g	Details of all vents and ducts including the smoke vents		• No details provided.	• Ventilation added **25-031-INC-DR-1206 - Proposed Elevations - revC** • Double Air Brick or Round External Louvre option shown on sheet? - Conservation Officer to confirm Preferred Option - Conservation Officer to confirm RAL Colour (suggested to match brick) • Smoke shaft detail added on **25-031-INC-DR-1265 - Rooflight, Solar Panel and Smoke Shaft - revC** - Just to note, the smoke shaft has been designed in accordance with BCA Technical Guidance Note 8. We have designed it in a way to reduce height to a minimum, to ensure this some of the rooflights provide to be utilised to AOV to service the upper floor.	• Awaiting comment on Response/Confirmation to sign off? • **TBC** Confirm Vent/Vent Colour preference • Awaiting comment on Response/Confirmation to sign off?	**25-031-INC-DR-1206 - Proposed Elevations - revC** **25-031-INC-DR-1265 - Rooflight, Solar Panel and Smoke Shaft - revC** 25-031-INC-DR-1243 - Roof Details - revB **25-031-INC-DR-1205 - Proposed Roof Plan - revC**			
h	Material details and style of metal rainwater goods including hoppers, brackets and end pieces		• The annotations on the proposed elevations (dwg no. 25 031 – INC – DR – 1206 Rev B) state the replacement rainwater goods would be Brett Martin plastic guttering. This would not be a sympathetic material to the historic character of the building, and from a conservation perspective, it would be recommended that metal is used instead.	• Comment noted and appreciated, however we feel as though the proposal for cast iron effect is a good compromise. Please note the existing Rainwater goods are standard UPVC so the proposal will definitely be an improvement on the existing. The positions are not prominent.	• Awaiting comment on Response/Confirmation to sign off?	**25-031-INC-DR-1206 - Proposed Elevations - revC**				
	The development shall thereafter be carried out strictly in accordance with the agreed details which shall be completed prior to first occupation of any of the units hereby approved Reasons: To protect and retain the historical and architectural integrity of the heritage asset									
8	No development shall be commenced until full details of the following external works shown on Drawings 2023-2370-10A and 2023-2760-05H have been have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the development is first brought into use	INC/C2C					Pre Commencement			
i	proposed access ramp on the Ashbourne Road frontage including detail for the alteration to the boundary wall, alterations to the building, existing and proposed levels and surfacing		No details provided	• Please refer to Drawings 1291	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1201 - Proposed Site Plan GA - revB 25-031-INC-DR-1291 - Proposed Site Setting Out - Ramp - revB				
ii	wall, railings, steps and surfacing of the outside area to the north which encloses the bike store and communal area		No details provided	• Please refer to Drawings 1293	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1201 - Proposed Site Plan GA - revB 25-031-INC-DR-1293 - Proposed Site Setting Out - Rear - revB				
iii	bin access details at service entrance		No details provided	• Please refer to Drawings 1293	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1201 - Proposed Site Plan GA - revB 25-031-INC-DR-1293 - Proposed Site Setting Out - Rear - revB				
iv	Means of enclosure around the Substation – to be wall and/or railings to match b) above.		No details provided	• Please refer to Drawings 1293	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1201 - Proposed Site Plan GA - revB 25-031-INC-DR-1293 - Proposed Site Setting Out - Rear - revB				
v	Gate into communal area from Well street		No details provided	• Please refer to Drawings 1291	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1201 - Proposed Site Plan GA - revB 25-031-INC-DR-1291 - Proposed Site Setting Out - Ramp - revB				
vi	External lighting scheme		No details provided	• Please refer to Drawings 1291,1292, 1293	• Awaiting comment on Response/Confirmation to sign off?	25-031-INC-DR-1201 - Proposed Site Plan GA - revB 25-031-INC-DR-1291 - Proposed Site Setting Out - Ramp - revB 25-031-INC-DR-1292 - Proposed Site Setting Out - Front Right - revB 25-031-INC-DR-1293 - Proposed Site Setting Out - Rear - revB				
	Reason:- To protect the character and integrity of the setting of this Listed building and in the interests of the character and appearance of the Conservation Area									
9	No development shall be commenced until full details including scaled drawings of the internal intervention at the main entrance and adjacent lobby and alteration to glazed screen at Post Room shown on the submitted drawing 2023-2760-05 Rev H and described in the Heritage Statement and Impact Assessment dated 13th March 2023 prepared by Mel Morris have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the development is first brought into use. Reason:- To protect and retain the historical and architectural integrity of the heritage asset and in the interests of safety and security of residents.	INC		• Please see comments in covering letter regarding the condition of this feature. It has been discussed previously on site. If we are required to retain this, it will need to be encapsulated due to fire regulations anyway. Or are you happy to agree that we lose this feature. Maybe we can discuss this on site when arranged for samples testing.	• Awaiting Response to comment/**Meeting**.		Pre Commencement			