

CITY CENTRE SOUTH & EAST AREA COMMITTEE 14 January 2013

SUPPLEMENTARY INFORMATION

PLANNING APPLICATIONS

1. **Application Number: 12/03594/CHU**

Address: Units 6A and 6B Greasbro Road

Late Representation

Darnall Ward Councillor's, Iqbal, Lea and Harpham have objected to the application on the following grounds.

1. It will lead to unacceptable living conditions for residents of Greasbro Road.
2. More HGVs travelling down this narrow street will have an adverse impact on residential amenity and pedestrian safety, particularly children returning from school and older residents with mobility problems. There is also the possibility of damage to vehicles.
3. The increased traffic will worsen air quality.
4. The noise, odour and Saturday operation will have an impact on residential amenity.

The proposal will not increase traffic over what can reasonably be expected from the permitted use of the building and therefore it will not materially worsen residential amenity, pedestrian safety, air quality or increase the risk of damage to vehicles.

Odour producing material will not be processed at the site and putrescible and hazardous wastes are excluded from the description of development. The Environmental Protection Service has advised that there should be no amenity impact on residents due to noise given the buildings distance from the Greasbro Road residential properties (approx 370m).

There are currently no controls over the hours during which the building can be used and therefore the more restricted hours contained with the planning conditions should be considered to be an improvement.

2. **Application Number: 12/03042/FUL**

Address: Infield Lane

Please amend condition plans (approved plans) as follows (amendments highlighted for ease of reference)

The development shall be carried out in accordance with the following plans:

Site Layout Plan Ref: **1776/04/P dated 7 January 2013.**

Street Context Plan Ref: 1776/05/B 2 October 2012.

House Type B Plan Ref: 1776/21/D dated 13 December 2012.

House Type D Plan Ref: 1776/23/D dated 2 October 2012.

House Type E Plan Ref: 1776/24/E dated 13 December 2012.

House Type F Plan Ref: 1776/25/F dated 2 October 2012.

House Type H Plan Ref: 1776/27/D dated 2 October 2012.

House Type K Plan Ref: 1776/29/D dated 2 October 2012.

House Type L Plan Ref: 1776/30/D dated 2 October 2012.

Apartment Block Plans: **1776/35/G – 1776/36/G – 1776/37/G – 1776/38/G dated 7 January 2013.**

Garage Details Ref: 1776/33/A dated 2 October 2012.

Business/Light Industrial Units Plan Ref: 1776/34/B dated 13 December 2012

Boundary Treatment Plan Ref: 1776/06/B dated 20 December 2012.

3. Application Number: 12/03177/FUL

Address: Fern Glen Farm, Hathersage Road

Additional Supporting Submissions & Officer Comment

The applicant has provided photographic images of the appearance of the development from Hathersage Road, together with an aerial photograph of the site which is estimated to date from the early 1970s. A report detailing the applicant's assessment of a selection of other developments in the Green Belt has also been submitted.

It should be noted that the aerial photograph pre-dates the remodelling of the farm house (on the same footprint) and pre-dates the removal of the silo tower and the construction of the bungalow. The barns have been painted and appear better maintained than shown on the photograph.

The images demonstrate the bulk of both existing and proposed buildings. They show that the massing will not be significantly reduced in views from Hathersage Road and that the prominence is increased due to the extended width of the footprint relative to the width of the barns facing the north boundary. The rear garden to Plot 2 will be visible in views looking east and it is clear that any boundary treatments could reduce the openness of the landscape.

The view given from the west is slightly misleading in that the 'proposed' image omits a light coloured portion of the stable block, which is to be retained and will remain visible.

The Report includes photographs of several new residential developments in the Green Belt, including Fairthorn (Townhead Road), Stradbroke College, Folkwood School and Mowson Hollow (former quarry and workshops). These complete redevelopments bear no relevance to this scheme which has the objective of maintaining a traditional farmstead character to the development. Development at Robin Hood (Holmesfield) is not relevant as the site was originally an inn.

Of more relevance are the examples of Grange Farm (Oakes Park), Sheephill Farm (Sheephill Road), Owlet House Farm (Hathersage Road), Whitelow Lane Farm, Moor View Farm (Ecclesall Road South), Hall Farm (Bradway), Moorside Farm (Long Line) and Moorwood Lane (Holmesfield). All these examples show a close relationship between the original farmhouse and the original barns with little deviation of the barns from a 'U' or 'L' shaped arrangement enclosing the original farmyard. The exception is Moorside Farm which is a barn conversion/extension that retains a farmyard arrangement but does include an additional wing on the external elevation. A detached double garage has been built in close proximity in recent years.

None of the above examples create or involve the situation which exists with the application site, which is that the proposed development will create a group of individual dwellings all dating from different periods, in an uncoordinated almost random manner. The other examples given involve predominantly stand alone buildings, or buildings grouped together around a courtyard, which is more typical of local character, and agricultural development in a green belt landscape.

A comment on the information submitted by the applicant is provided here for completeness, but each case must of course be determined on its individual merits, and not in comparison with other schemes in the locality. Those schemes do not set a precedent for any decision on this application.

4. Application Number: 12/03078/FUL & 12/03172/LBC

Address: Crookes Valley Methodist Church, Crookesmoor Road

ADDITIONAL INFORMATION & RECOMMENDATION

Additional Information – Affordable Housing

Members will note from the main agenda report that the recommendation was to Report. That was because the affordable housing issue had not been resolved at the time that the agenda/report was being compiled.

As previously highlighted in the report Policy CS40 of the Sheffield Core Strategy deals with "Affordable Housing". This policy aims to secure the equivalent to 30 – 40% affordable housing in large developments where it is practical and financially viable. The applicant had previously (in April 2012, reference no 11/04038/FUL)

successfully argued (and demonstrated) that a full contribution for affordable housing would render this proposal unviable. That previous viability assessment was tested and verified by the District Valuation Office. In light of the proposed increased number of bed-sit rooms in the development from 98 to 102, officers felt that the proposed development needed to be assessed again to see if an affordable housing contribution was applicable.

As with the previously approved application (11/04038/FUL), the applicant has argued that a contribution for affordable housing would make the scheme unviable.

The District Valuation Office has again completed an independent assessment to test for viability against the affordable housing contribution. The findings from the District Valuation Office are that the development cannot support a contribution for affordable housing. Therefore, as a viability case has been made for no affordable housing contribution, the proposal will accord with the terms of Policy CS40.

Summary & Recommendation

This is a Section 73 application to vary a condition (number 2) imposed on planning permission 11/04038/FUL (approved for the conversion of a former church building to form 19 student cluster flats. The condition being varied (number 2) relates to the approved plans.

The applicant is seeking to alter the approved plans to allow 4 additional rooms in the existing roofspace and an increase in the number of rooflights (12 additional rooflights).

The originally approved application was for alterations and conversion of an existing prominent Grade II Listed Building within a Housing Policy Area to form 19 cluster flats aimed at students. The Listed Building is currently vacant and has in the past been the subject of vandalism, neglect and unauthorised activity. The Listed Building has been identified locally by the City Council as being a "Listed Building at Risk" and therefore any proposals similar to this that will involve sympathetic refurbishment to the fabric of the building and secure the long-term stewardship of the building is considered very welcome. The development is unable to provide adequate on-site car parking provision but, there is some capacity for on-street car parking in the area and, the site is located in a very sustainable location close to the edge of the City Centre and also close to good public transport links (Supertram and frequent bus routes).

In light of the affordable housing issue now being resolved, officers are satisfied that the proposal would (despite being contrary to Policy CS41 as explained in the original Committee report) represent an acceptable scheme that is generally supported by the Unitary Development Plan and Core Strategy Policy objectives, including those which relate to the re-use and adaptation of listed buildings; and the utilisation of previously developed land for housing. And therefore, on this basis, officers recommend that Planning Permission is conditionally approved subject to the signing of a legal agreement and Listed Building Consent being granted. The recommended planning conditions are listed below under the heading of "Recommended Planning Conditions".

Heads of Terms for the Section 106 Legal Agreement

The owner shall, on or before the commencement of development, pay to the Council the sum of £20,646.35 to be used towards the provision of enhancement/improvement of Open Space within the vicinity of the site.

In the event of a satisfactory S106 Planning Obligation covering the Heads of Terms set out in the preceding paragraph is not concluded before the 31st January 2013, it is recommended that the application be refused for the failure to make adequate provision in this regard.

Recommended Planning Conditions for 12/03078/FUL

- 1 The development must be begun not later than the expiration of three years from the 10th of May 2012.
- R In order to comply with the requirements of the Town and Country Planning Act.
- 2 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted, shall be carried out in its entirety in complete accordance with the plans listed below:-

Drawing numbers:- 2011-33-61 Revision I, 2011-33-81 Revision I (both received on the 3rd of October 2012); and 2011-33-82 Revision B (received on the 29th October 2012).
- R In order to define the permission.
- 3 Unless otherwise agreed in writing by the Local Planning Authority, the proposed 24-hour reception/concierge facility/service shall at all times remain on-site and operational (on a 24-hour basis) as part of this development. Prior to any flats being occupied details shall have been submitted to and approved by the Local Planning Authority to outline the general management role and responsibilities of the reception/concierge facility and to also outline the methods by which local neighbouring residents and future occupants of the development will be able to contact the reception/concierge facility if any nuisance or other problems occur from the development.
- R In the interests of the amenities of local residents and future occupants of the development.
- 4 Before any work on site is begun, including site clearance/preparation works, an ecological survey of the site (former Church building and the former Sunday school) shall be carried out by a suitably qualified person(s) whose credentials shall first be approved in writing by the Local Planning Authority. The objectives of the ecological survey shall be:
 - a) to ascertain whether the site is being used by protected species as a living, breeding, roosting or hibernating habitat;

b) to provide a schedule of measures to preserve or enhance any identified habitat of a protected species (including details of when such measures shall be carried out);

the survey shall be submitted to and approved in writing by the Local Planning Authority before any work (including site preparation works) on site is commenced and any approved measures shall be carried out in accordance with the approved schedule.

- R In order to ensure that no harmful effects are caused to the interests of nature conservation in the locality as a result of the proposed development, in accordance with Policy GE11 of the Sheffield Unitary Development Plan.
- 5 Before any work on site is commenced, a comprehensive and detailed hard and soft landscape scheme for the site shall have been submitted to and approved by the Local Planning Authority. The landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first agreed in writing with the Local Planning Authority. Thereafter the landscaped areas shall be retained and shall not be used for any other purpose without the prior consent of the Local Planning Authority. They shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.
- R In the interests of the amenities of the locality.
- 6 Unless otherwise indicated on the approved plans no tree, shrub or hedge shall be removed or pruned without the prior written approval of the Local Planning Authority.
- R In the interests of the amenities of the locality.
- 7 Before the development is commenced, full details of suitable and sufficient cycle parking accommodation (including management and security of those cycle parking areas) within the site shall have been submitted to and approved in writing by the Local Planning Authority and the flats shall not be used unless such cycle parking has been provided in accordance with the approved plans and details, and thereafter, such cycle parking accommodation and management measures shall be retained.
- R In the interests of traffic safety and the amenities of the locality.
- 8 Unless otherwise agreed in writing by the Local Planning Authority, the existing means of enclosure to the site shall be retained.
- R In the interests of the amenities of the locality.
- 9 The flats shall not be occupied unless sound insulation measures have been implemented to those flats that immediately adjoin the internal lift facilities, the laundry room and the plant rooms within this development. Prior to being installed details of the sound insulation measures shall have been submitted

to and approved in writing by the Local Planning Authority. Thereafter the approved sound insulation measures shall be retained.

- R In the interests of the amenities of occupiers of adjoining property.
- 10 Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable inclusive access and facilities for disabled people to enter the building(s) and within the curtilage of the site, shall have been submitted to and approved in writing by the Local Planning Authority and the student flats shall not be used unless such inclusive access and facilities have been provided in accordance with the approved plans. Thereafter such inclusive access and facilities shall be retained. (Reference should also be made to the Code of Practice BS8300).
- R To ensure ease of access and facilities for disabled persons at all times.
- 11 No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how the following will be provided:
- a minimum of 10% of the predicted energy needs of the of the completed development being obtained from decentralised and renewable or low carbon energy;
- Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to an approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.
- R In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.
- 12 Prior to the commencement of the development, or an alternative timeframe to be agreed in writing by the Local Planning Authority, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority.
- The Travel Plan shall include:
1. Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
 2. A package of measures to encourage and facilitate less car dependent living; and,
 3. A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.

4. Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the local planning authority.
5. Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of any dwelling, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

- R In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield.
- 13 Before the development is commenced full details of the proposed refuse and recycling storage facilities to be provided to serve the development shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a method statement indicating how the facilities will be managed and serviced and how occupiers of the proposed development will be encouraged to maximise the use of the proposed recycling facilities to reduce general waste arising. Prior to the occupation of the proposed development the approved facilities shall have been implemented in conjunction with the approved method statement and shall thereafter be retained.
- R In order to ensure an appropriate quality of development.
- 14 Before the development is commenced the following samples and/or details of, shall have been submitted to and approved in writing by the Local Planning Authority:
- i) proposed facing materials;
 - ii) proposed roofing materials;
 - iii) proposed windows and doors; and
 - iv) proposed downpipes and rainwater goods.
- Thereafter, the development shall be carried out using the approved materials and details.
- R In order to ensure an appropriate quality of development.
- 15 Heads and cills shall match in size, style, construction and materials those of the existing building.
- R In order to ensure an appropriate quality of development.
- 16 Repairs and new areas of infill masonry shall match the existing surrounding masonry in bonding, colour, size, shape and texture and in the colour and finished treatment of mortar joints.

- R In order to ensure an appropriate quality of development.
- 17 The roof shall be retained in natural slate with original materials re-used as far as practicable. Any new slates shall match the size, colour and coursing of existing natural slates unless otherwise agreed in writing by the Local Planning Authority.
- R In order to ensure an appropriate quality of development.
- 18 Rooflights shall be conservation style whereby no part of the rooflight shall project above the surface of the roofing slates unless otherwise agreed in writing by the Local Planning Authority.
- R In order to ensure an appropriate quality of development.
- 19 Chimney stacks and pots shall be retained and, where repaired, should be reinstated to their original appearance using materials to match existing unless otherwise agreed in writing by the Local Planning Authority.
- R In order to ensure an appropriate quality of development.
- 20 Before the commencement of development, the details, specifications and finish of the new windows, including elevations and sections, shall have been submitted to and approved in writing by the Local Planning Authority. The drawings shall be a minimum of 1:10 scale and shall include details of proposed section sizes at a minimum of 1:1 scale. (Details shall include: reveal depths, double glazing, secondary glazing, shutters, mouldings, architraves, location of trickle vents). Thereafter the development shall be carried out in accordance with the approved details.
- R In order to ensure an appropriate quality of development.
- 21 Unless otherwise agreed in writing by the Local Planning Authority, all internal and external doors shall be retained.
- R In order to protect the character of the original building.
- 22 Prior to the development commencing, full details (including details of design and location) of all new external lighting and light fittings shall have been submitted to and approved by the Local Planning Authority, and thereafter, the development shall be carried out in accordance with those approved details.
- R In order to ensure an appropriate quality of development.
- 23 Prior to the development commencing, full details of the design and/or alterations to the appearance of boundary walls, railings, gateways, steps, paths, hardstanding areas and other elements of the hard landscaping design shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall then be carried out in accordance with those approved details.

- R In order to ensure an appropriate quality of development.
- 24 Prior to the development commencing, details of the design and location of all new internal and external signs shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall then be carried out in accordance with those approved details.
- R In order to ensure an appropriate quality of development.
- 25 Before any works on the building(s) commence a full Schedule of Works, identifying all of the works inside and outside the building(s) including drawings and specifications, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved Schedule of Works unless otherwise authorised in writing by the Local Planning Authority.
- R In order to ensure the protection of the original fabric of the Listed Building.
- 26 There shall be no replacement, alteration or repair of any part of the original roof structure without the prior written approval of the Local Planning Authority of details of timbers to be removed, altered and repaired and details and specifications of all new replacement timber members.
- R In order to protect the character of the original building.
- 27 All the rainwater gutters, downpipes and external plumbing shall be of cast iron or cast aluminium construction and painted black unless otherwise approved in writing by the Local Planning Authority.
- R In order to protect the character of the original building.
- 28 Details of all new joinery and timber structural elements and/or the repair, alteration or replacement of existing timber elements (including roof and floor timbers, partitions, stairs, balustrades, screens, wainscoting) shall be approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the development shall be carried out in accordance with the approved plans.
- R In order to protect the character of the original building.
- 29 Details of the new internal floor structure and its abutment with the existing building structure shall be approved in writing by the Local Planning Authority before that part of the development commences.
- R In order to protect the character of the original building.
- 30 Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting)

shall be approved in writing by the Local Planning Authority before installation.

- R In order to protect the character of the original building.
- 31 Before the development hereby permitted is occupied arrangements shall be agreed with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the city at any time.
- R In the interests of traffic safety and the amenities of the locality.
- 32 The proposed student flats shall not be used unless all redundant accesses have been permanently stopped up and reinstated to footway and kerb, and the means of vehicular access shall be restricted solely to those points indicated on the approved plans.
- R In the interests of traffic safety and the amenities of the locality.
- 33 Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, details of the proposed surfacing, layout and marking out of the car parking accommodation shall have been submitted to and approved in writing by the Local Planning Authority. The student flats shall not be used unless the car parking accommodation has been provided in accordance with the approved plans and thereafter such car parking accommodation shall be retained for the sole use of the occupiers of the development hereby approved.
- R To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.
- 34 The development shall not be begun until the improvements (which shall include traffic control, pedestrian and cycle safety measures) to the highways listed below have either;
- (a) been carried out; or
 - (b) details have been submitted to and approved by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the apartments are brought into use.
- Highway Improvements: provision of push-button pedestrian control facilities at the existing signal junction of Barber Road with Crookesmoor Road.
- R To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development.
- 35 Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

- R In the interests of highway safety and the amenities of the locality.
- 36 The proposed student flats shall not be used unless the car parking accommodation for 2 cars as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.
- R In the interests of traffic safety and the amenities of the locality.
- 37 Unless otherwise agreed in writing by the Local Planning Authority, the existing and new windows labelled as W103 on levels 3 and 4 of the development (as shown on the approved plans) that face north east towards 267 Crookesmoor Road shall be fitted with obscure glazing to a minimum privacy standard of Level 4 Obscurity and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- R In the interests of the amenities of occupiers of adjoining property.

Recommended Planning Conditions for 12/03172/LBC

- 1 The development must be begun not later than the expiration of three years from the 10th of May 2012.
- R In order to comply with the requirements of the Town and Country Planning Act.
- 2 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted, shall be carried out in its entirety in complete accordance with the plans listed below:-

Drawing numbers:- 2011-33-61 Revision I, 2011-33-81 Revision I (both received on the 3rd of October 2012); and 2011-33-82 Revision B (received on the 29th October 2012).
- R In order to define the permission.
- 3 Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable inclusive access and facilities for disabled people to enter the building(s) and within the curtilage of the site, shall have been submitted to and approved in writing by the Local Planning Authority and the student flats shall not be used unless such inclusive access and facilities have been provided in accordance with the approved plans. Thereafter such inclusive access and facilities shall be retained. (Reference should also be made to the Code of Practice BS8300).

- R To ensure ease of access and facilities for disabled persons at all times.
- 4 Before the development is commenced full details of the proposed refuse and recycling storage facilities to be provided to serve the development shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a method statement indicating how the facilities will be managed and serviced and how occupiers of the proposed development will be encouraged to maximise the use of the proposed recycling facilities to reduce general waste arising. Prior to the occupation of the proposed development the approved facilities shall have been implemented in conjunction with the approved method statement and shall thereafter be retained.
- R In order to ensure an appropriate quality of development.
- 5 Before the development is commenced the following samples and/or details of, shall have been submitted to and approved in writing by the Local Planning Authority:
- i) proposed facing materials;
 - ii) proposed roofing materials;
 - iii) proposed windows and doors; and
 - iv) proposed downpipes and rainwater goods.
- Thereafter, the development shall be carried out using the approved materials and details.
- R In order to ensure an appropriate quality of development.
- 6 Heads and cills shall match in size, style, construction and materials those of the existing building.
- R In order to ensure an appropriate quality of development.
- 7 Repairs and new areas of infill masonry shall match the existing surrounding masonry in bonding, colour, size, shape and texture and in the colour and finished treatment of mortar joints.
- R In order to ensure an appropriate quality of development.
- 8 The roof shall be retained in natural slate with original materials re-used as far as practicable. Any new slates shall match the size, colour and coursing of existing natural slates unless otherwise agreed in writing by the Local Planning Authority.
- R In order to ensure an appropriate quality of development.
- 9 Rooflights shall be conservation style whereby no part of the rooflight shall project above the surface of the roofing slates unless otherwise agreed in writing by the Local Planning Authority.
- R In order to ensure an appropriate quality of development.

- 10 Chimney stacks and pots shall be retained and, where repaired, should be reinstated to their original appearance using materials to match existing unless otherwise agreed in writing by the Local Planning Authority.
- R In order to ensure an appropriate quality of development.
- 11 Before the commencement of development, the details, specifications and finish of the new windows, including elevations and sections, shall have been submitted to and approved in writing by the Local Planning Authority. The drawings shall be a minimum of 1:10 scale and shall include details of proposed section sizes at a minimum of 1:1 scale. (Details shall include: reveal depths, double glazing, secondary glazing, shutters, mouldings, architraves, location of trickle vents). Thereafter the development shall be carried out in accordance with the approved details.
- R In order to ensure an appropriate quality of development.
- 12 Unless otherwise agreed in writing by the Local Planning Authority, all internal and external doors shall be retained.
- R In order to protect the character of the original building.
- 13 Prior to the development commencing, full details (including details of design and location) of all new external lighting and light fittings shall have been submitted to and approved by the Local Planning Authority, and thereafter, the development shall be carried out in accordance with those approved details.
- R In order to ensure an appropriate quality of development.
- 14 Prior to the development commencing, full details of the design and/or alterations to the appearance of boundary walls, railings, gateways, steps, paths, hardstanding areas and other elements of the hard landscaping design shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall then be carried out in accordance with those approved details.
- R In order to ensure an appropriate quality of development.
- 15 Prior to the development commencing, details of the design and location of all new internal and external signs shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall then be carried out in accordance with those approved details.
- R In order to ensure an appropriate quality of development.
- 16 Before any works on the building(s) commence a full Schedule of Works, identifying all of the works inside and outside the building(s) including drawings and specifications, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried

out in accordance with the approved Schedule of Works unless otherwise authorised in writing by the Local Planning Authority.

- R In order to ensure the protection of the original fabric of the Listed Building.
- 17 There shall be no replacement, alteration or repair of any part of the original roof structure without the prior written approval of the Local Planning Authority of details of timbers to be removed, altered and repaired and details and specifications of all new replacement timber members.
- R In order to protect the character of the original building.
- 18 All the rainwater gutters, downpipes and external plumbing shall be of cast iron or cast aluminium construction and painted black unless otherwise approved in writing by the Local Planning Authority.
- R In order to protect the character of the original building.
- 19 Details of all new joinery and timber structural elements and/or the repair, alteration or replacement of existing timber elements (including roof and floor timbers, partitions, stairs, balustrades, screens, wainscoting) shall be approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the development shall be carried out in accordance with the approved plans.
- R In order to protect the character of the original building.
- 20 Details of the new internal floor structure and its abutment with the existing building structure shall be approved in writing by the Local Planning Authority before that part of the development commences.
- R In order to protect the character of the original building.
- 21 Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.
- R In order to protect the character of the original building

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