
Case Number	18/01784/LBC (Formerly PP-06934239)
Application Type	Listed Building Consent Application
Proposal	Internal alterations and erection of a three-storey side extension to building including alterations to site boundary treatment and widening of access gate
Location	Meps (International) Ltd 263 Glossop Road Sheffield S10 2GZ
Date Received	09/05/2018
Team	City Centre and East
Applicant/Agent	Thread Architects Ltd
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

PA02 Rev D Proposed Site Plan
PA04 Rev D Proposed Plans
PA06 Rev D North and South Elevations and Sections
PA08 Rev D West and East Elevations as proposed

Reason: In order to define the permission.

Pre-Commencement Condition(s)

3. A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local

Planning Authority prior to the commencement of the building works and shall be retained for verification purposes until the completion of such works.

Reason: In order to ensure an appropriate quality of development.

4. 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.

Reason: In order to ensure the protection of the original fabric of the Listed Building

Pre-Occupancy and Other Stage of Development Condition(s)

5. Large scale details, including materials and finishes, at a minimum of 1: 10; of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Junctions between the extension and the original building
Glazed Link/Curtain Walling System
Coping
Windows (inc vents)
Door and Side Panel
Soffits
Window Reveal
Panel Upstand to full height windows
Perforated Screen - including method of fixing
Brickwork detailing
Gate to entrance door
Gate to side access point
Gate to rear access point

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

6. The design and location of all new external light fittings 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 details.

Reason: In order to protect the character of the original building.

7. 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.

Reason: In order to protect the character of the original building.

8. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

9. Prior to the commencement of development full details of the boundary treatment for the site including elevations, and details of coping stones, gate posts and gates where proposed shall be submitted to and approved in writing prior to the commencement of development. The approved boundary treatment shall be installed before the development is occupied and thereafter retained.

Reason: In order to ensure the appropriate quality of development

Other Compliance Conditions

10. No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data, have first been submitted to and approved in writing by the Local Planning Authority. Once installed such plant or equipment shall not be altered.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

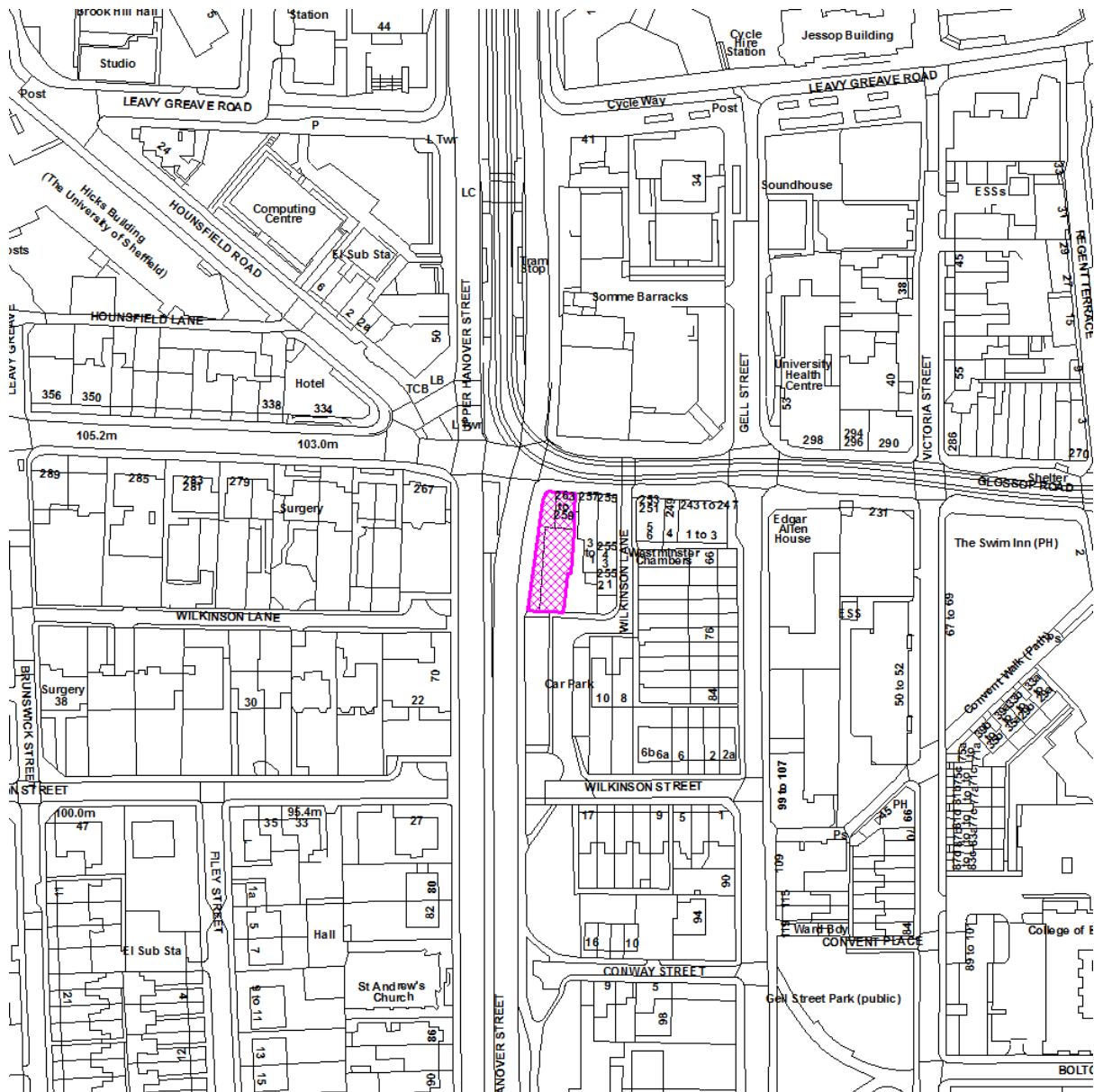
11. All the rainwater gutters, downpipes and external plumbing shall be of cast iron or cast aluminium construction and painted black.

Reason: In order to ensure an appropriate quality of development.

Attention is Drawn to the Following Directives:

1. The applicant is advised that advertisement consent and listed building consent will be required for any signage to either the original building or the extension.

Site Location



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For full report see 18/01783/FUL

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