

Listed Building Conditions:

11LB01

LBC - Time limit

The works to which this consent relates shall be begun no later than three years from the date of this consent.

Reason: To comply with Section 51 of the Planning & Compulsory Purchase Act.

19LB02

LBC – in accordance with plans

The works hereby permitted shall be carried out only in accordance with the following approved plans and associated documents:

- ??? – received ...(date)...
- ??? – received ...(date)...
- ??? – received ...(date)...

Reason: For the avoidance of doubt, to ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the works preserve the special architectural and historic interest of the listed building.

11LB05

Windows/doors to be agreed; timber

All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

11LB06

Trickle vents (Use with 11LB05)

In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB07

Windows/doors to be agreed; general

Before the windows and doors hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

11LB08

Treatment of window/doors heads/cills

Before any window or door heads and cills are installed, details of their design, material and construction, in the form of scale drawings and material samples/specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed heads and cills details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

11LB09

External materials to be agreed - gen.

Before any bricks are laid or roof is installed, samples or detailed specifications of all external materials to be used on the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB10

External materials to be agreed - roofs

Before the new roof(s) hereby approved is/are installed, samples or detailed specifications of the new roof tiles/slates, which shall be natural clay non-interlocking pantiles/natural slates/plain clay tiles/rosemary tiles, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB11

External materials to be agreed - walls

Before any bricks are laid, samples of all new brick/stone to be used in the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed brick/stone details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB12

Brick/stone sample panel to be provided

Before any bricks are laid, a brick/stone sample panel, showing the brick/stone type(s), brick bond/stone coursing, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB13

Dentil fillers not to be used

Dentil fillers shall not be used on any pantile roof at the ridge.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB14

Vent of roof not via tile vent

Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB15

Details of treatment of verges & eaves

Before the construction of any verges or eaves, details of the treatment of verges and eaves hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed verges and eaves details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

11LB16

Rainwater goods; cast metal, half round

All rainwater goods shall be cast metal and painted black. Guttering shall be half round in profile and fixed by rise and fall brackets with no fascia board fitted.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB17

Rainwater goods to be agreed; half round

Before the rainwater goods hereby granted consent are installed, samples or detailed specifications of the rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. Guttering shall be half round in profile and fixed by rise and fall brackets with no fascia board fitted. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB18

Rainwater goods to be agreed; general

Before the rainwater goods hereby granted consent are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB19

Re-pointing; hand tools & extent agreed

The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before the repointing hereby granted consent is carried out. The works shall be carried out only in accordance with the agreed repointing details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB20

Details of mortar to be agreed

Before the repointing hereby granted consent is carried out, details of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed repointing and mortar details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB21

Mortar – hydraulic lime or lime putty

Mortar for the purposes of re-pointing shall be carried out using hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB22

Mortar mix and pointing technique

The mortar to be used for the works hereby granted consent shall be a lime mortar to a mix of ...(specify mix)... and the pointing technique shall be ...(state pointing finish)...

Reason: To preserve the special architectural and historic interest of the listed building.

11LB23

Details of services to be agreed

Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

11LB24

Protection of features

No works shall be carried out on the site until details of the protection of ...(provide details of features)... have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed protection measures.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB25

Demolition – Standard 1

The building [or specified part] shall not be demolished before:

- a) A contract for the carrying out of the works of redevelopment of the site has been made, a copy of which shall be submitted to and acknowledged by the Local Planning Authority before development commences; and
- b) Planning permission has been granted for the redevelopment to which that contract provides.

Reason: To ensure that redevelopment follows relatively soon after demolition, to avoid a visually unsightly gap site.

11LB26

Demolition – Standard 2

The demolition of ...(specify building part)... shall be carried out by hand (by tools held in the hand and not by power-driven tools) and the materials stored on the site for re-use.

Reason: To avoid damage to the remaining building and to enable materials to be re-used.

11LB27

Demolition – Standard 3

The demolition hereby granted consent must not be undertaken until such notice of the proposal has been given in writing to Historic England, Architectural Investigation Section, Brooklands, 24 Brooklands Avenue, Cambridge, CB2 2BU, Tel: 01223 582781, and Historic England have subsequently:

- a) been given reasonable access to the building for at least 1 month following the grant of consent; or
- b) have stated that they have completed their record of the building; or
- c) have stated that they do not wish to record it.

A copy of the notice must also be submitted to and acknowledged by the Local Planning Authority before demolition commences. A form of notice (Form Stat E) is available on the Council's website or available on request from the Local Planning Authority.

Reason: To comply with Section 8 of the Planning (Listed Buildings & Conservation Areas Act) 1990 (as amended).

11LB28

Structural report; subtd. & agrd.

No structural works shall be undertaken until a comprehensive and up to date structural report including working drawings has been submitted to and agreed in writing by the Local Planning Authority. All structural works hereby agreed shall be carried out only in accordance with the specification of works and method statement contained in the approved structural report.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB29

Schedule of works; subtd. & agrd.

Prior to the commencement of works, a detailed methodology shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a full schedule of works which comprehensively addresses ^IN;

Reason: To preserve the special architectural and historic interest of the listed building.

11LB30

Access for Conservation Officer

Access shall be afforded at all reasonable times to allow the Council's Conservation Officer, or other representative, to inspect the works whilst these are in progress and upon completion.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB31

Signage/accretions – fixing points

The new ...(fascia board/signage/lights/brackets etc)... is/are to be fixed to the same fixing points as the existing.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB32

Signage/accretions – Non-ferrous

The fixing points of all new signage/accretions (which shall be fixed using non-ferrous fixings) shall be located into the mortar joints and not the face of the stone/brick where practicable.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB33

Treatment of vent. holes to be agrd.

Before any works are carried out to the ventilation holes, details of their treatment (including specifications of any internal glazing units) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: The ventilation holes are important features of the Listed Building. Their preservation is necessary to preserve the special architectural and historic interest of the listed building.

11LB34

LB - Shopfront signage

Before the lettering/signage hereby granted consent is installed, drawings and sections to no less than 1:5 scale (or detailed specifications) of all new shopfront lettering or signage shall be submitted to and agreed in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved signage details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB35

LB – Render 1

Before the render hereby granted consent is applied, a specification for the external render to be used shall be submitted to and agreed in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved details. The specification shall define:

- The mortar mix,
- The number of coats and finish, including colour,
- Backing and edging materials,
- The relationship to existing finishes and openings.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB36

LB - Render 2

Before the render hereby granted consent is applied, a sample panel of all new render to be used shall be provided on site, showing the proposed render mix and final surface texture/finish/colour and shall be agreed in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved sample panel.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB37

LB - Cleaning of masonry

Before any cleaning of masonry is carried out, details of the method of any masonry cleaning shall be submitted to the Local Planning Authority and a test panel(s) undertaken in a position to be agreed with the Conservation Team. The submitted cleaning method and the test panel must then be agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved cleaning details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB38

LB - Rooflights

Before the rooflights hereby granted consent are installed, a detailed specification of all new rooflights shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved details. The rooflight(s) specification shall include details of:

- Size;
- Material;
- Colour;
- Method of opening;
- Method of fixing; and
- Appearance.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB39

LB - Metal railings/handrails

Before the metal railings/handrails are installed, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:20 scale (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the agreed railings/handrails details.

Reason: To preserve the special architectural and historic interest of the listed building.

11LB40

LB – Slate roof, sample panel to be agreed

Before the roof hereby approved is installed, a sample panel of slate roofing shall be laid, showing the material, coursing, sizing, method(s) of fixing, head lap length(s), exposure length(s) and extent of mortar use. The lime mortar mix shall also be specified in writing. The sample panel and mortar mix shall then be agreed in writing with the Local Planning Authority. The completed roof shall only be in accordance with the agreed sample panel.

Reason: To ensure that the new slate roof matches the appearance and features of the existing historic slate roof, and preserves the special architectural and historic interest of the Listed Building/character and appearance of the Conservation Area.

11LB41

LB – Slate roof, details to match

The slate roof hereby approved shall match as closely as possible the material, coursing, sizing, method(s) of fixing, length(s) of head lap and length(s) of exposure of the existing slate roof.

Reason: To ensure that the new slate roof matches the appearance and features of the existing historic slate roof, and preserves the special architectural and historic interest of the Listed Building/character and appearance of the Conservation Area.

11LB42

LB – Insulation and damp proofing

Before any internal insulation or damp proofing measures are inserted, details of their construction, materials, design and methods of installation shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the works preserve the special architectural and historic interest of the Listed Building.

11LB43

LB – Brickwork repairs

Any new bricks required for the purposes of repairs shall match as closely as possible the size, colour, form and texture of the existing bricks.

Reason: To ensure the works preserve the special architectural and historic interest of the Listed Building.

Conservation Area conditions:

19CA02

CA – in accordance with plans

The development hereby permitted shall be carried out only in accordance with the following approved plans and associated documents:

- ??? – received ...(date)...
- ??? – received ...(date)...
- ??? – received ...(date)...

Reason: For the avoidance of doubt, to ensure that the development take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the development preserves the character and appearance of the Conservation Area.

11CA04

CA - Windows/doors to be agrd; timber

All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The development shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.

11CA05

CA - Trickle vents (Use with 11CA04)

In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby permitted.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA06

CA - Windows/doors to be agrd; general

Before the windows and doors hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.

11CA07

CA – Treatm. of window/doors heads/cills

Before any window or door heads and cills are installed, details of their design, material and construction, in the form of scale drawings and material samples/specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed heads and cills details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.

11CA08

CA - External materials agrd; gen.

Before any construction occurs above damp proof course (DPC) level, samples or detailed specifications of all external materials to be used on the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed materials.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA09

CA - External materials agrd; roofs

Before the new roof(s) hereby approved is/are installed, samples or detailed specifications of the new roof tiles/slates, which shall be natural red clay non-interlocking pantiles/natural slates/plain clay tiles/rosemary tiles, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed roof materials.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA10

CA - External materials agrd; walls

Before any construction occurs above damp proof course (DPC) level, samples of all new brick/stone to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed brick/stone details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA11

CA - Brick/stone sample panel provided

Before any construction occurs above damp proof course (DPC) level, a brick/stone sample panel, showing the brick/stone type(s), brick bond/stone coursing, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA12

CA - Dentil fillers not to be used

Dentil fillers shall not be used on any pantile roof at the ridge.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA13

CA - Vent of roof not via tile vent

Ventilation of the roof space shall not be provided via tile vents.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA14

CA - Treatment of verges & eaves

Before any construction occurs above damp proof course (DPC) level, details of the treatment of verges and eaves hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed verges and eaves details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure the development preserves the character and appearance of the Conservation Area.

11CA15

CA - Rainwater goods agrd; half round

Before the rainwater goods hereby permitted are installed, samples or detailed specifications of the rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. Guttering shall be half round in profile and fixed by rise and fall brackets with no fascia board fitted. The development shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA16

CA - Rainwater goods agrd; general

Before the rainwater goods hereby permitted are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA32

CA - Rainwater goods; metal or imitation

The rainwater goods to be used in the development hereby permitted shall be cast metal or an imitation cast metal, finished black, with half-round gutters fixed on rise and fall brackets without fascia boards.

Reason: To ensure the rainwater goods help to preserve the character and appearance of the Conservation Area.

11CA17

CA - Demolition – Standard 1

The building [or specified part] shall not be demolished before a contract for the carrying out of the works of redevelopment of the site has been made, a copy of which shall be submitted to and acknowledged in writing by the Local Planning Authority before development commences.

Reason: To ensure that redevelopment follows relatively soon after demolition, to avoid a visually unsightly gap site.

11CA18

CA - Treatment of vent. holes to be agrd

Before any alterations are carried out to the ventilation holes, details of their treatment (including specifications of any internal glazing units) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: The ventilation holes are important features of the Conservation Area. Their preservation is necessary to ensure the development preserves the character and appearance of the Conservation Area.

11CA19

Remove PD; extensions and structures

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no building, extension or structure (other than those permitted as part of this development) shall be erected or placed on the approved buildings or in their curtilages without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The unsympathetic extension or alteration to the approved building(s) may cause harm to the character and appearance of the Conservation Area.

11CA20

Remove PD; window/door changes, new bld

Notwithstanding those windows and doors permitted by way of this permission and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order), no new window or door openings shall be inserted, no window and door openings shall be altered and no windows or doors shall be replaced (other than on a like-for-like basis) in the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The unsympathetic extension or alteration to the approved building(s) may cause harm to the character and appearance of the Conservation Area.

11CA21

Remove PD; window/door changes, convers.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order), no new window or door openings shall be inserted, no window and door openings shall be altered and no windows or doors shall be replaced (other than on a like-for-like basis) in the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The unsympathetic extension or alteration to the approved building(s) may cause harm to the character and appearance of the Conservation Area.

11CA22

Remove PD; rooflights, dormers, solar PV

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no dormer windows, roof lights (other than those approved as part of this development) or solar panels shall be placed on roofs of the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The unsympathetic extension or alteration to the approved building(s) may cause harm to the character and appearance of the Conservation Area.

11CA23

Remove PD; change roof material, convers

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the roof covering on the building(s) hereby permitted shall not be replaced with an alternative roof covering (other than on a like-for-like basis), without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The replacement of ...(specify roof material)... with a non-traditional roof covering may cause harm to the character and appearance of the Conservation Area.

11CA24

CA – Render 1

Before the render hereby permitted is applied, a specification for the external render to be used shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details. The specification shall define:

- The mortar mix,
- The number of coats and finish, including colour,
- Backing and edging materials,
- The relationship to existing finishes and openings.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA25

CA - Render 2

Before the render hereby permitted is applied, a sample panel of all new render to be used shall be provided on site, showing the proposed render mix and final surface texture/finish/colour and shall be agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved sample panel.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA26

CA - Cleaning of masonry

Before any cleaning of masonry is carried out, details of the method of any masonry cleaning shall be submitted to the Local Planning Authority and a test panel(s) undertaken in a position to be agreed with the Conservation Team. The submitted cleaning method and the test panel must then be agreed in writing with the Local Planning Authority. The cleaning shall only be carried out in accordance with the approved details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA27

CA - Rooflights 1

All rooflights hereby permitted shall be conservation style rooflights set as flush as practicable within the roof slope.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA28

CA - Rooflights 2

Before the rooflights hereby permitted are installed, a detailed specification of all new rooflights shall be submitted to and agreed in writing with the Local Planning Authority. The development shall only be carried out in accordance with the approved details. The rooflight(s) specification shall include details of:

- Size;
- Material;
- Colour;
- Method of opening;
- Method of fixing; and
- Appearance.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA29

CA – Metal railings/handrails

Before the metal railings/handrails are installed, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:20 scale (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The development shall only be carried out in accordance with the agreed railings/handrails details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA30

CA – Slate roof, sample panel to be agreed

Before the roof hereby approved is installed, a sample panel of slate roofing shall be laid, showing the material, coursing, sizing, method(s) of fixing, head lap length(s), exposure length(s) and extent of mortar use. The lime mortar mix shall also be specified in writing. The sample panel and mortar mix shall then be agreed in writing with the Local Planning Authority. The completed roof shall only be in accordance with the agreed sample panel.

Reason: To ensure that the new slate roof matches the appearance and features of the existing historic slate roof, and preserves the character and appearance of the Conservation Area.

11CA31

CA – Slate roof, details to match

The slate roof hereby approved shall match as closely as possible the material, coursing, sizing, method(s) of fixing, length(s) of head lap and length(s) of exposure of the existing slate roof.

Reason: To ensure that the new slate roof matches the appearance and features of the existing historic slate roof, and preserves the character and appearance of the Conservation Area.

11CA33

CA – Brick bond(s) to be agreed

Before development commences, details of the brick bond(s) to be used on the new buildings hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The completed development shall only be in accordance with the agreed brick bond(s).

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

11CA34

CA – Boundary treatments

Before development commences, full details and specifications of all new boundary treatments (including any alterations to existing boundary treatments) shall be submitted to and agreed in writing by the Local Planning Authority. The information submitted shall include details of all wall/gate/fence materials, designs, brick sample(s), coping sample(s), brick bond(s) and finishes. The completed boundary treatments shall only be in accordance with the agreed details.

Reason: To ensure the completed boundary treatments help to preserve the character and appearance of the Conservation Area.

Archaeology:

20AR1

Model archaeological condition

Part 1

No development shall take place until an archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording;
3. Provision for site analysis;
4. Provision for publication and dissemination of analysis and records;
5. Provision for archive deposition; and
6. Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.

Part 2

The archaeological site work must be undertaken only in full accordance with the approved Written Scheme of Investigation. The applicant shall notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation to the methods and procedures set out in the approved Written Scheme of Investigation shall take place without the prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with the National Planning Policy Framework.

Part 3

A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the archaeological works hereby approved being commenced, unless otherwise agreed in writing by the Local Planning Authority. The post-investigation assessment must be completed in accordance with the programme set out in the approved Written Scheme of Investigation and shall include provision for analysis, publication and dissemination of results and deposition of the archive being secured.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework.

20AR2

Archaeology – preservation in-situ

Before any demolition, excavation or development hereby approved is commenced, details of ...[description of relevant works/development]..., to include a detailed design and method statement, shall be submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.

Unless otherwise approved in writing by the Local Planning Authority, the ...[description of relevant works/development]... shall be constructed in accordance with the details set out and the method statement approved by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the preservation of all archaeological remains on the site in accordance with the National Planning Policy Framework.

20AR3

Fencing of archaeologically sensitive areas

No demolition, excavation or development shall take place until a scheme for the fencing of the area identified on the attached plan ...[title/reference]... has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the height, materials and location of the fencing. The fencing shall be erected in accordance with the approved details, and shall be maintained in-situ until all equipment, machinery and surplus materials have been removed from the site.

Reason: To define the exact area of archaeological interest, and to protect it from unauthorised works or disturbance during the development of the remainder of the site.

20AR4

Building recording – Levels 1-4

Development shall not commence until a programme of historic building recording in accordance with English Heritage Level 4; has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

Informative notes:

IN03

Change of use only note

This permission relates solely to the change of use of the premises and does not permit any building or other operations.

IN04

Advert note

This grant of permission does not convey consent for the display of any advertisement on the application site.

IN05

Shutters note

The installation of security shutters on the premises is likely to require a separate grant of planning permission. Advice should be sought from the Local Planning Authority should security shutters be proposed.

IN06A

Conditions precedent note

The Council have granted this permission / consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and the conditions discharged before those works are carried out on site. FAILURE TO DO SO COULD INVALIDATE THE PLANNING PERMISSION. The Council reserve the right to refuse permission for the retention of development not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any condition is indicated on the reverse side of the decision notice.

IN06B

LB Conditions precedent note

The Council have granted this listed building consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and the conditions discharged before those works are carried out on site. FAILURE TO DO SO COULD INVALIDATE THE LISTED BUILDING CONSENT. The Council reserve the right to refuse consent for the retention of works not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any relevant condition is indicated on the reverse side of the decision notice.

IN10

'Colour of' note

Further to the requirements number ^IN;, it is suggested that the ^IN; be coloured ^IN.

IN11

Facing materials note

Further to the requirements of condition number ^IN;, it is suggested that (specify material) may be acceptable.

IN14

Standard LB note

The Listed Building Consent is granted in strict accordance with the approved plans and specifications contained in the application. It should however be noted that:

a) Any variation from the approved plans and specifications following commencement of the works, irrespective of the degree of variation, will constitute unauthorised works, would be a criminal offence and would be liable for enforcement action.

b) You or your agent or any other person responsible for implementing this consent should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter.

IN15

Subject to conditions note

This Listed Building Consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the works who will be fully responsible for their compliance throughout the works and beyond.

IN16

Building Regulations note

The applicant is advised that the proposed works may require approval under the Building Regulations. Any amendments to the hereby permitted scheme that may be necessary to comply with the Building Regulations must also be approved in writing by the Local Planning Authority in order that any planning implications arising from those amendments may be properly considered.

IN17

Historic building recording note

The Council has produced guidance entitled 'A Guide to Historic Building Recording' outlining the levels of recording. This document is available on the Council's website or by contacting the Local Planning Authority.

IN18

Repointing stone and brickwork note

The Council has produced guidance entitled 'A Guide to Repointing Stone and Brickwork'. This document is available on the Council's website or by contacting the Local Planning Authority.

IN19

Qualified archaeologists/building record

A list of professionally qualified archaeological/building recording consultants can be obtained from the Heritage Team at Nottinghamshire County Council, County Hall, West Bridgford, Nottingham, NG2 7QP, Tel: 0300 500 80 80, E-mail: heritage@nottscc.gov.uk.

IN20

Change of use only note - Listed Build

This permission relates solely to the change of use of the premises and does not permit any building or other operations. As the building is 'listed', in addition to any planning permission which may be needed, listed building consent will be required for any works, either internal or external, which affect its character.

IN21

Damage to listed building note

Any damage caused by or during the course of the carrying out of the works hereby permitted should be made good within 3 months after they are complete.

IN22

Opening lights note

Further to the requirements of the condition number ^IN;, openings lights should be side hung and be flush with the frame when closed.

IN23

Vertical sash note

Further to the requirements of condition number ^IN;, all new vertical sash windows should be constructed without the horns at the meeting rail.

IN24

Windows and Doors set back note

Further to the requirements of condition number ^IN;, all new windows and external doors should be set back from the face of the building within 50 to 100mm reveals.

IN25

Single glazing note

Further to the requirements of condition number ^IN;, all new windows should be single glazed fixed by sprigs and putty and not glazing beading.

IN26

Rooflight(s) note

Further to the requirements of condition number ^IN;, the rooflight(s) hereby approved should sit flush with the plane of the roof.

IN27

Works to match that adjacent note

All new works unless specified on the approved plans and works of making good, whether internal or external, should be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

IN28

Mortar note 1

Further to the requirements of condition number ^IN;, the mortar for the purposes of repointing should consist of hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish should closely match the original work found elsewhere on the building.

IN29

Mortar note 2

Further to the requirements of condition number ^IN; the mortar for the purposes of repointing should consist of a lime mortar to a mix of (specify mortar mix) and the pointing technique should be (state pointing finish).

IN30

Services on Listed Buildings note

With regard to any services to be attached to the listed building in the future, including any extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, it is likely that Listed Building Consent may be required. Please contact the Local Planning Authority for further advice.

IN31

Access for Conservation Officer note

Further to the requirements of condition number ^IN;, the District Council's Conservation Officers can be contacted on the following telephone number: (01909) 533427.

IN32

Archaeological note 1

With regard to condition ^IN; a professional archaeologist or archaeological organisation should implement the archaeological watching brief scheme. The applicant should contact the County Director of Planning & Economic Development for further information.

IN33

Archaeological note 2

The County Council's Archaeologist has stated that it is likely that features and deposits associated with early settlements exist of the site. The development could cut through, expose, damage or destroy such features. The archaeologist wishes to undertake a site inspection of all excavated services and foundation trenches or other groundworks to identify and record any archaeological features disturbed. This is the purpose of imposing condition (insert no) as set out above.

IN51

Metal railings/handrails

Metal railings and handrails should be constructed from cast or wrought iron or solid bar steel, in square, round or flat profiles with a painted finish. The use of tubular steel should be avoided. Careful attention should be given to weld joints.