

Conditions:

1. Notwithstanding the details submitted, no alterations, including the removal of any of the existing windows (both internal and external), doors (both internal and external) and gates, including their openings and the blocking up of any shall take place until the exact detail of each opening has been submitted to and approved in writing by the local Planning Authority. Such information should include the intended treatment in terms of retention/repair/alteration/replacement and blocking up. Specific detail should also be provided for each treatment. This will include a schedule/method of repairs and alterations, joinery details, including sections at a scale of 1:5 for all replacement windows and doors, stating their material/finish. The design, material and finish of any gates shall also be included. The approved details shall then be implemented and retained thereafter.

Reason: To preserve the significance of the listed building

2. All rainwater goods shall be of cast iron or die cast aluminium and painted [black] unless details of other suitable materials and/or finishes are submitted to and agreed in writing by the Local Planning Authority.

Reason - To protect the character and appearance of the listed building.

3. Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.

Reason - To maintain the character and avoid damage to the listed building.

4. All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason - To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building.

5. All areas of lathe and plaster shall be carefully conserved and repaired in matching materials.

Reason - For the avoidance of doubt and to maintain the historic integrity of the listed building.

6. Prior to the commencement of work, details shall be submitted to and approved in writing by the Local Planning Authority to show:-

a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or

b) the design and construction of any new fire doors/glazed screens.

c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.

d) the means of providing noise isolation between units.

Reason - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

7. Notwithstanding the details submitted regarding works to the roof any leadwork that needs replacement should be undertaken on a like for like basis unless details of its replacement has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To preserve the significance of the listed building