








Discharge of Planning Conditions 3, 4, 5, 6, 7, 8

Condition	LISTED BUILDING CONSENT	
3	No works shall commence until a schedule, specification, and samples of the types and colour of the materials to be used in the external finishes, including the natural slate, weatherboarding and rainwater goods, have been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details	
	natural slate	300x600mm natural slates
	 <p data-bbox="810 801 1426 835">Sample photo of natural slate finish to pitched roof</p>	
	weatherboarding	Black painted timber feather edged boarding to match existing. Existing to be assessed for re-use where in suitable condition
	Rainwater goods	Heritage Black aluminium half round gutters and round downpipes by Alutec Marleyalutec.co.uk
	 <p data-bbox="268 1585 738 1619">Sample photo of gutters and downpipes</p>	

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4	No works shall commence until additional drawings that show details of proposed new windows, doors, fascia and sills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently retained as such	
	Cladding	175mm sawn feather edged boarding to match existing profile and layout Decorated with Dulux Trade Ultimate Woodstain or similar
	Fascias	Square edged timber feather edged boarding to match existing. Decorated with Dulux Trade Ultimate Woodstain or similar
	Windows and sills	Aluminium framed double glazed windows Colour RAL 9005 Jet Black Origin Slimline Windows (OW70) Origin-global.com
	 <p>The Origin Slimline Window (OW-70)...</p>	
	Bi-fold doors	Aluminium framed double glazed bi-fold doors Colour RAL 9005 Jet Black Origin-global.com

		
Rooflights		Velux Heritage rooflights with recessed flashing Metal clad timber windows colour - black
		
Doors		Oak tongue and groove front door with double glazed side panel Oak stable door to the rear elevation
		

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5	No works shall commence until details of the proposed method of insulation and internal finishes including floors, have been submitted to and approved in writing by the Local Planning Authority and thereafter shall be carried out in accordance with such details and permanently retained as such	
	<u>Insulation</u>	
	Roof	Roof Bat loft if required – 300mm Rockwool Loft Roll insulation Pitched roof – 90mm Rockwool Flexi mineral wool insulation between the rafters, 140mm Rockwool Flexi mineral wool insulation below the rafters Extension Flat Roof– 70mm Celotex PIR insulation between the rafters, 70mm Celotex below the rafters
	Walls	150mm Rockwool Timber Frame Slab Vapour resistivity 5.9 MNs/gm
	Floor	100mm Celotex PIR foil faced insulation
	<u>Internal Finishes</u>	
	Ceilings	12.5mm Plasterboard with 3mm plaster skim
	Walls	12.5mm Plasterboard with 3mm plaster skim
	<u>Floors</u>	
	Bedrooms	Fitted carpet
	Bathrooms, Utility, WC	Tiled floor finish
	Living Areas	Hardwood flooring

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6	No works shall commence until details of the proposed method of ventilating the building and its internal rooms have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently retained as such	
	Ventilation All ventilation to be in accordance with Approved Document F Option clause 5.1 a)	
	Extract ventilation	Mechanical ventilation ducted to outside air to all sanitary accommodation at the following rates: Kitchen and Utility Room 30 l/s Bathrooms 15 l/s WC 6 l/s
	Purge ventilation	Openable window equivalent of 5% of the floor area to all habitable rooms
	Background ventilation	Total equivalent ventilator area to be in accordance with table A of Approved Document F, with a minimum of 5000mm ² to each room and 2500mm ² to each wet room

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7	No works shall commence until drawings showing details of the proposed method of damp prevention have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently retained as such	
	Roof	<p>Pitched roof – Slates on battens fixed over Tyvek Supro or equivalent breathable water resistant membrane</p> <p>Bitumous tiling underfelt to be used in section of roof space forming the bat loft as required</p> <p>Flat Roof – 3 layer Polymeric torch on felt roof coverings</p>
	Walls	Painted timber boarding over Tyvek Housewrap or equivalent breathable water resistant membrane
	Floor	DPM min 1200 gauge to be laid over existing floor slab and up adjacent walls to overlap existing DPC material provided in perimeter walls installed as part of the underpinning works approved in 2003
	Walls and Roof – Air tightness	Internal faces of walls and ceilings to be lined with Tyvek Airguard Control or similar vapour control membrane to prevent moisture entering the wall and roof structure from within the building

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8	The local planning authority shall be notified in writing of the date on which works are proposed to commence on site at least 14 days prior to such commencement in order to provide an opportunity, as required, for a site meeting involving a representative from the local planning authority, the applicant, agent and contractor to consider detailed elements of the works to both buildings and to allow continued assessment and consultation throughout the period of works
	Please contact the applicant to arrange a convenient time to meet on site Richard Hoffmeister Mob 07808 172434 Richard.hoffmeister@outlook.com