

**HARPHAM PLANNING CONDITIONS DISCHARGE TRACKER
LISTED BUILDING CONSENT**

PP - 16/01338/PLB

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been **APPROVED**, in accordance with the terms and details as submitted, subject to the following conditions:

1	<p>The works to which this consent relate shall be commenced within three years from the date of this consent.</p> <p>This condition is imposed in order to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>	YES	Development to commence prior to 25th January 2022
2	<p>Notwithstanding any details shown on the submitted plans and forms, no development shall take place above damp proof course until details the materials to be used in the construction of all the external surfaces of the development including rainwater goods hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p> <p>This condition is imposed in accordance with policies ENV1/ENV3 of the East Riding Local Plan and because it is considered that the use of inappropriate materials could be harmful to the appearance of the area and that the Council therefore needs to retain a measure of control.</p>	NO	Please see attached schedule of proposed materials
3	<p>No development shall take place above damp proof course until large scale drawings of all proposed external joinery works which shall include full plans and elevations together with vertical and horizontal sections to a scale of at least 1:10 and a typical section of each joinery detail and moulding proposed to actual scale has been submitted to and approved in writing by the Planning Authority. The details shall include the depth of recess of the window and door frames when measured against the front face of surrounding brickwork/external render/stonework and details of heads, sills and lintels. The development shall then be carried out in accordance with the approved details</p> <p>This condition is imposed in accordance with policies ENV1/ENV3 of the East Riding Local Plan and because it is considered that the use of inappropriate details would be harmful to the appearance of the area and the Planning Authority therefore needs to retain a measure of control.</p>	NO	Condition noted. Further information to follow
4	<p>No roof lights shall be installed until full details of the roof light(s) to be installed have been submitted to and approved in writing by the Local Planning Authority. The new roof light(s) shall be of a design which, when installed, does not project forward of the general roof surface. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.</p> <p>This condition is imposed in accordance with policies ENV1/ENV3 of the East Riding Local Plan and in order for details to reflect the character and appearance of the existing building and the visual amenities of the area.</p>	NO	Please see attached detail for proposed rooflights
5	<p>Notwithstanding the details hereby approved the boundary wall of the Church of St John and plot 5 shall be retained and raised vertically to 1.8 metres using reclaimed bricks from the site and a lime based mortar.</p> <p>This condition is imposed in accordance with policies ENV1/ENV3 of the East Riding Local Plan and in order for details to reflect the character and appearance of the existing building and the visual amenities of the area.</p>	NO	Condition noted. No further action required
6	<p>Notwithstanding the details hereby approved any repairs to existing brickwork and any re-building or new brickwork shall use a lime based mortar with no cement. (plots 1, 2, 3, 4, 5, 6)</p> <p>This condition is imposed in accordance with policies ENV1/ENV3 of the East Riding Local Plan and in order for details to reflect the character and appearance of the existing building and the visual amenities of the area.</p>	NO	Condition noted. No further action required
7	<p>No development above damp proof course shall take place on site until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or in accordance with a programme of implementation that has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained and maintained in accordance with the approved details. This condition is imposed in accordance with policies ENV1 and ENV3 of the East Riding Local Plan and in the interests of the visual amenities of the area.</p>	NO	Please see attached schedule of boundary treatments
	<p>The development shall be undertaken in accordance with the Structural Report prepared by Alan Wood & Partners and plan number 1116_EX10_04 (Demolition/Conversion Plan) accompanying the application which details that the buildings are capable of conversion without significant demolition or rebuilding and illustrates the extent of the proposed demolition and rebuilding works that are considered necessary.</p>		

8	<p>This condition is imposed in accordance with policies ENV1, ENV3 and S4 of the East Riding Local Plan as the reuse of the buildings in the manner proposed is considered to be a sustainable form of development, the advantages of which would be seriously eroded if the resultant works involved substantial demolition and rebuilding. This permission has only been granted on the basis that the evidence submitted indicates that the building is capable of being converted without the need for substantial areas of demolition or rebuilding which would otherwise unacceptably alter the nature of the development hereby permitted.</p>	Yes	Condition noted. No further action required
9	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No Description Date Received 1116_AR10_04_P2 Proposed Site Plan 6 October 2017 1116_AR10_05_P2 Proposed ground floor site plan 6 October 2017 1116_AR50_01_A Plot 1 Proposals 16 May 2018 1116_AR50_02_P4 Plot 2 Proposals 6 October 2017 1116_AR50_03_A Plot 3 Proposals 16 May 2018 1116_AR50_04_P4 Plot 4 Proposals 6 October 2017 1116_AR50_05_P2 Plot 5 Proposals 6 October 2017 1116_AR50_06_P3 Plot 6 Proposals 6 October 2017 1116 Boundary Sketch - Plot 5 17 December 2017 1116_AR50_07_P2 Carports - Proposals 6 October 2017 1116_AR50_08_A General Views - Proposals 22 May 2018 1116_AR50_09_P1 Plot 6 Garages - Proposals 6 October 2017 1116_EX10_04 Demolition/Conversion Plan 11 June 2018</p> <p>This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.</p>	NO	Condition noted. No further action required