

## LBC & FUL conditions submission

Client:	Mr and Mrs M Lynskey	LBC & FUL Ref:	22/03931/LBC & 22/03930/FUL
Project:	8 Hopton Castle, Craven Arms, Shropshire	Date of Approval:	Date: 08.09.2023
			28.10.2022

### Condition Submission

FUL	LBC
<b>22/03930</b>	<b>22/03931</b>

		Condition	Document Reference	Response
3	3	<p>No works to the dwelling, including demolition or stripping of existing fabric, shall commence until there has been submitted to and agreed in writing by the local planning authority a written specification for a scheme of photographic recording of the exterior and interior of the building in its current condition and throughout the course of the works, to 'Level 2' standards as defined in the Historic England document 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016). The recording shall be carried out in accordance with the approved details.</p> <p>Reason: To provide an adequate record of the building's historic form and fabric, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.</p>		<p>The written specification for a scheme of photographic recording is submitted with this application.</p> <p>No works to the dwelling shall commence until the written specification has been agreed by Shropshire Council.</p>

4 4 No works to the dwelling, including demolition or stripping of existing fabric, shall commence until there has been submitted to and approved in writing by the local planning authority a detailed schedule or building works, to include method statements for specific tasks where appropriate. No work shall be carried out other than in strict accordance with the approved schedule.

Reason: To safeguard the special architectural and historic interest of the listed building, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy, and Policy MD13 of the Shropshire Council Site Allocations and Management of Development Plan.

5 No ground disturbance or excavation works shall commence until the applicant/owner/developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any evidence associated with known archaeological features in the vicinity of the site is recorded/preserved satisfactorily, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

The work onsite will be undertaken in phases. Prior to each phase of work a schedule will be issued to the conservation officer confirming the proposed work to be undertaken.

Information to be provided when works are onsite. Schedule to be agreed by the conservation officer prior to works commencing.

A written scheme of investigation will be submitted to Shropshire council for approval prior to any ground disturbance or excavation work.

An archaeologist is being sourced to provide this information. Any programme of archaeological work will be done in accordance with the WSI.

		<b>Condition</b>	<b>Document Reference</b>	<b>Response</b>
6	5	<p>No new or replacement external materials/finishes shall be used, installed or applied until precise details/samples of them have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with approved details.</p> <p>Reason: To ensure that the external appearance of the development is satisfactory, and to help protect the character, appearance and fabric of the listed building, in accordance with Policies CS6, CS11 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.</p>		<p>No new or replacement external materials shall be installed until precise details / samples have been submitted and approved by the Local Planning Authority.</p> <p>Information to be provided when works are onsite.</p>
	6	<p>Prior to the commencement of any works to new roofs, samples/precise details of their construction (to include slates/tiles, ridge tiles and detailing of eaves, valleys, verges and verge undercloaks as appropriate) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the external appearance of the development is satisfactory and safeguard the character and appearance of the listed building, in accordance with Policies CS6, CS11 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.</p>		<p>Prior to the commencement of the works to new roofs, details / samples will be submitted and approved by the Local Planning Authority.</p> <p>Information to be provided when works are onsite.</p>

7 Prior to the commencement of any works to new roofs, samples/precise details of their construction (to include slates/tiles, ridge tiles and detailing of eaves, valleys, verges and verge undercloaks as appropriate) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure the external appearance of the development is satisfactory and safeguard the character and appearance of the listed building, in accordance with Policies CS6, CS11 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

8 7 No new or replacement render shall be applied until a representative sample panel at least one square metre in size, and to include any proposed ornamentation, quoins, mouldings, string courses, etc., plus details of the render mix and colour finish, has been approved in writing by the local planning authority. Thereafter, all rendering works shall be carried out in complete accordance with the agreed details.  
  
Reason: To ensure that the external appearance of the development is satisfactory, and to help protect the character, appearance and fabric of the listed building, in accordance with Policies CS6, CS11 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

Prior to the commencement of the works to new roofs, details / samples will be submitted and approved by the Local Planning Authority.

Information to be provided when works are onsite.

No new or replacement render will commence until precise details / sample panels have been submitted and approved by the Local Planning Authority.

Information to be provided when works are onsite.

		<b>Condition</b>	<b>Document Reference</b>	<b>Response</b>
9	8	<p>No new stonework or repairs to existing masonry shall commence until precise details/samples have been submitted to/inspected by and approved in writing by the Local Planning Authority. These shall include:</p> <ul style="list-style-type: none"><li>- drawing showing areas of new/repared/repointed stonework - method of removing existing mortar</li><li>- representative sample of any new or reclaimed stone to be used - method of laying/coursing the stone</li><li>- mortar mix and joint finish</li><li>- representative 1sqm sample panel of completed stonework</li></ul> <p>The development shall be completed in accordance with the approved details and thereafter retained.</p> <p>Reason: To ensure that the external appearance of the development is satisfactory and to safeguard the character and appearance of the listed building, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.</p>		<p>New stonework or repairs to existing stonework will not commence until precise details / samples have been submitted and approved by the Local Planning Authority.</p> <p>Information to be provided when works are onsite.</p>

10            9            No new or replacement external windows, doors, glazing or other joinery shall be installed until scale sectional drawings, to include details of glazing bars, mullions and sill mouldings as appropriate, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

11            10            All roof lights included in the development hereby permitted shall be of the traditional flush-fitting 'conservation' type, in accordance with precise details which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. They shall be retained thereafter for the lifetime of the development.

Reason: To safeguard the character and appearance of the listed building, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

The following joinery drawings are submitted as part of this application:

- 240 A Proposed Windows & Doors
- 622 Proposed External Door Detail
- 623 Proposed Windows Detail

Confirm that windows to be painted timber flush fitting casements.

Details of traditional flush fitting conservation roof lights are submitted as part of this application.

Prior to their installation, details of the type and routing/position of all exterior soil and vent pipes, waste pipes, rainwater goods, boiler flues, ventilation terminals, meter boxes, exterior cabling and electrical fittings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained thereafter.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

#### **Exterior soil and vent pipes:**

The existing surface mounted SPV will be relocated internally and boxed in; SVP to terminate through clay tiled roof finish with lead or proprietary sleeve; external element of SVP to be black and terminated with bird guard.

New SVP to south roof slope to matching specification.

#### **Internal waste pipes**

New internal waste pipe will not disturb the fabric of the existing building to be positioned above or below existing floor structures and boxed as necessary.

#### **Rainwater goods**

Painted cast aluminium rainwater goods to be fixed in existing locations on existing building. Rainwater goods to new extensions positioned to receive rainwater, flows / extent of downpipes to Approved document H

#### **Boiler flues**

New boiler to be located within proposed extension to property; terminal to exit through new cavity walls and located in accordance with approved document J.

#### **Ventilation terminals**

No wall mounted ventilation terminals are to be installed onsite. Eaves ventilation terminals are to be installed where possible, proprietary tile ventilators where eaves terminals are not possible.

#### **Meter boxes**

Meter boxes are to be located inside the building with the new extensions.

**Exterior cabling**

Existing exterior cabling to be removed, no surface mounted cabling to be installed to the exterior of the building.

**Electrical fittings**

Cabling to existing and proposed areas of work to be set within cavities of floors or walls; no historic fabric will be drilled through or altered to accommodate the new electrical system.



		<b>Condition</b>	<b>Document Reference</b>	<b>Response</b>
13	12	<p>Should evidence of any additional, hitherto unknown architectural/historic features, fixtures or fittings be discovered during the course of development works, an appropriate record shall be made and, together with recommendations for those features' treatment in the context of the scheme, submitted to and approved in writing by the local planning authority before such works proceed. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To safeguard and/or provide an adequate record of the listed building's historic fabric, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.</p>		<p>Confirm an appropriate record shall be made, together with recommendations shall be submitted to the local authority and carried out in accordance with approved details.</p>
14	13	<p>No works shall take place to or within the vicinity of the bat roosts/access points identified as 'RAP1' and 'RAP2' in the submitted 'Bat Survey Report' by BiOME Consulting, dated 29th September 2021 and received by the local planning authority on 26th August 2022, until there has been submitted to and acknowledged/approved in writing by the local planning authority:</p> <p>a) a European Protected Species (EPS) Mitigation Licence from Natural England, in</p>		<p>Confirm that no works will take place in the vicinity of the areas identified as RAP1 and RAP2 in the approved bat survey report dated 29th September 2021 until a statement from a qualified ecologist explaining why no EPS mitigation licence is required and sets out any additional mitigation measures as appropriate.</p>

respect of bats; or  
b) a statement from an appropriately qualified and experienced ecologist explaining why such a licence is not required, and setting out any additional mitigation measures as appropriate.

Thereafter all works on site shall be carried out in strict accordance with the stipulations of the EPS Mitigation Licence or method statement.

Reason: To ensure the protection of bats, which are a UK protected species, in accordance with Policy CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

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Prior to the first use or occupation of any part of the development, the following shall be provided at the site in accordance with precise details which shall first be submitted to and approved in writing by the local planning authority:

- A minimum of two external Woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting by small crevice-dwelling UK bat species These shall be retained for the lifetime of the development.

Reason: To maintain/enhance roosting opportunities for bats, in accordance with Policy CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

Prior to the first use of the building the following shall be erected onsite, installed in accordance with manufacturers recommendations:



2 x External woodcrete bat boxes, type 2F Schwegler or equal (source: nhbs.com)

		<b>Condition</b>	<b>Document Reference</b>	<b>Response</b>
16	15	<p>Prior to first use or occupation of any part of the development, there shall be submitted to and approved in writing by the local planning authority a verification report by an appropriately qualified and experienced Ecological Clerk of Works, to demonstrate full adherence to and implementation of the ecological mitigation and enhancement measures set out in Sections 5.2, 5.3 and 5.4 of the submitted 'Bat Survey Report' by BiOME Consulting, dated 29th September 2021 and received by the local planning authority on 26th August 2022. This shall include details of any precommencement checks undertaken, and photographs of the compensatory bat and bird boxes in situ.</p> <p>Reason: To ensure appropriate ecological mitigation and enhancements in accordance with Policy CS17 of the Shropshire Local Development Framework Adopted Core Strategy.</p>		<p>Verification report confirming full adherence and measures set out in sections 5.2, 5.3 and 5.4 will be submitted to local authority by a qualified ecologist.</p> <p>Report will confirm details of pre-commencement checks and confirmation that requested bat boxes are in situ.</p>
	18	<p>Notwithstanding any indication to the contrary on the approved plans, no realignment/remodelling of the western staircase, within the 'Inner Hall' as identified on the floor plans, is hereby consented. No such works shall be carried out without a further, separate listed building consent having first been obtained from the local planning authority.</p> <p>Reason: To define the consent and safeguard the special architectural and historic interest of the listed building, in</p>		<p>Confirm that no realignment/remodelling of the western staircase will be undertaken. Any realignment / remodelling of the western staircase will be subject to a separate listed building consent being obtained from the local planning authority.</p>

accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy, and Policy MD13 of the Shropshire Council Site Allocations and Management of Development Plan.

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No new or replacement external lighting shall be installed or provided at the site other than in strict accordance with a detailed scheme which shall first be submitted to and approved in writing by the local planning authority. This shall be designed so as to take into account the guidance contained in the Bat Conservation Trust document 'Bats and Lighting in the UK'.

Reason: To minimise potential disturbance to foraging or commuting bats, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

Proposed external lighting to be domestic type wall lanterns as indicated on drawing: Lynk.1 200 H – Proposed Floor Plans; Lynk.1 201 G Proposed Elevations 202 G Proposed Elevations.