

ARH Architectural Design

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Your ref: 22/02887/LBC
Our ref: SHA135

14th December, 2023

Shropshire Council
Environment and Planning
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Case Officer	John Shaw
Location	Lowcross House, 4 Green End, Whitchurch, Shropshire
Parish	Whitchurch Urban
Proposed Development	Works to Listed Building to facilitate a change of use and conversion of ground floor retail and to include insertion of additional window to rear elevation, partition walling, staircase and facilities and installation of new frontage
Application No.	22/02886/FUL and 22/02887/LBC
Decision Date	1 st November and 4 th November 2022 respectively
Applicant	Mr. M Vaughan

Dear Mr. Shaw,

Further to receipt of the planning permission in respect of the above site, I now attach additional information in respect of all conditions, 1 – 8 for your further consideration.

Standard Conditions:

Condition: Comment:

1. To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended) and Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended) the three-year condition is noted from the decision date of 4th November 2022.
2. Our client has been informed of the importance of this condition and they have confirmed that the works are to be carried out in line with the approved plans and drawings.

3. To safeguard the architectural and historic interest of the building, we attach details of the proposed external shop front and external joinery details on drawing SHA135/12A for approval by the Local Authority.

Existing windows are to be overhauled where necessary.

The previously approved bi-fold window is no longer being installed due to the need to retain the existing front door for Building Regulations compliance. A non-material amendment application has been submitted to this effect.

4. Gutters, downpipes, soil and vent pipes and other external plumbing will be of cast iron or cast aluminium. Details of boiler flues and ventilation terminals and electrical fittings are indicated on drawing SHA135/10B
5. A schedule of the proposed building works is indicated on the attached floor plans; and these proposed changes are to later additions to the building so no changes to the historic fabric of the building will be permanently affected.
6. The Contractor has been instructed to ensure that any existing features of architectural and historic interest are retained in-situ fully protected during the construction phase.
7. To ensure the satisfactory preservation of the Heritage Asset, all new partitions and construction elements will be cut around any existing historic and architectural features.
8. Drawings and sections relating to any works of upgrading floors, walls, ceilings or provision of fire separation have been prepared to comply with the current Building Regulations and are submitted here for reference although none of the internal works affect any of the original listed fabric of the building.

We trust the above and enclosures to be satisfactory however if you require any further information please do not hesitate to contact us.

Yours sincerely,

Andrew Hewitt ACABE
Rachel Saxty BA (Hons) ACABE

APPENDIX:

- Condition 3: SHA135/12A – Shop Front Window and Door Detail
Condition 4: SHA135/10B – Proposed Elevations
Condition 5: SHA135/BR06F – Proposed Ground Floor Plan
SHA135/BR07F – Proposed First Floor Plan
SHA135/BR08G – Proposed Second Floor Plan
SHA135/BR09E – Proposed Third Floor Plan
Condition 8: SHA135/BR12 – Floor Type 30C Timber Floor Upgrade
Data Sheet provided by JCW Acoustic Decking Systems