



OPTIMUM
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Discharge of Listed Building Consent Conditions

Client: Mrs J Lambert

Project: Proposed creation of a separate dwelling, tied flat to the extg store & replacing existing workshop with new parking

Site Address: Park St Stores, Park Street, Stoke by Nayland, Colchester. CO64SE

Date: November 2023

Reference: 1405-01-DOC-listed building

Approved Full Planning Application Ref: **DC/23/03802**

Rev: -



1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Acknowledged. The aim is to start on site as soon as possible.

2. APPROVED PLANS & DOCUMENTS

The works hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this consent.

Reason - For the avoidance of doubt and in the interests of proper planning of the works.

Acknowledged.

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SCHEDULE OF WORKS

Prior to the commencement of any works, a full schedule and specification of all works to the building related to the conversion (including manufacturer's details for any proposed materials) shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

See the following drawings:

1405-01-05 - separating wall details

1405-01-06 - flat entrance external door details

1405-01-07 - shop store entrance door details

1405-01-08 - internal door details

Trade literature - Rockwool fire barrier systems

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SPECIFICATION - OUTBUILDING

Prior to the commencement of any works above slab level, manufacturers' specifications, including finish/colour, of external facing and roofing materials for the outbuilding shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.



The garden shed design: A 6ft x 10ft traditional timber boarded wall (double doors) with green asphalt roof sitting on a level paved base. This will house 2 electric bikes and have a charging point installed.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RAINWATER GOODS

Prior to the installation of new rainwater goods to the main building and outbuilding, manufacturer's details (including finish/colour) of proposed rainwater goods shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

The proposed new shed does not have gutter or downpipe and there is no change to the main building rainwater goods.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL VENTS

Prior to the installation of external vents and/or mechanical ventilation, details (including manufacturer's literature and finish, and annotated photographs showing the proposed location) shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

The proposed new work will require external vents for mechanical ventilation. These are shown on the photos below and also shown with trade literature - lead covered wall vent below.



Bathroom (to flat) extract lead covered vent as seen from the side elevation



Kitchen (to flat) extract lead covered vent as seen from the rear elevation



£35.00

exc. & £42.00 inc.

Leadworx lead wall vents offer an attractive method of terminating ventilation pipes and extractors to an exterior wall. These aesthetically pleasing vents provide an alternative to the generic plastic versions commonly used and will last a lifetime. They are made using 100% code 4 sheet lead milled to British Standard BS EN 12588.



LEADWORX
Ready_Made Lead Products

Degrees

100mm Pipe

Clear

1

Add to basket

SKU WVS

Category Lead Roof Vents and Bat Access

Tags Chimney Flashing, Lead Flashing, lead vent, lead wall vent, roof vent, Square wall vent, ventilation, wall vent, Wall Vents



Description

Reviews (0)

Description

Leadworx lead wall vent (square) offer an attractive method of terminating ventilation pipes and extractors to an exterior wall. These aesthetically pleasing vents provide an alternative to the generic plastic versions commonly used and will last a lifetime.

They are made in Cornwall, Great Britain from 100% recycled Code 4 sheet lead milled to British Standard BS EN 12588

If you cannot find the size you require please contact us as we can quickly fabricate bespoke sizes.

[Lead covered wall vent details](#)

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FENESTRATION

Prior to the installation of fenestration to the main building and outbuilding (including external and internal doors), elevation and section drawings (at an appropriate scale), materials, and finish of the proposed fenestration shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

See the following drawings:

[1405-01-06 - flat entrance external door details](#)

[1405-01-07 - shop store entrance door details](#)

[1405-01-08 - internal door details](#)

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BUILD UP SPECIFICATION

Prior to the commencement of works above slab level, section drawings (through all ground floor materials, walls and ceilings) and manufacturer's literature of the proposed build-up, including internal finishes, of insulation materials shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

[Refer to drawing 1405-01-05 - Separating wall details](#)

and


[Acousticians' advice - ParkStreetStoresInternalAcousticAdvice \(19-Dec-2023\)](#)

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL HARD SURFACING

Prior to the commencement of any works above slab level, manufacturers literature of proposed external hard surfacing shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character and integrity of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

[Home](#) + [Grass Parking Grids](#)



SKU: IBRAN-X-4

Grass Parking Grids

★★★★★ (17)

£12.00 ~~£20.00~~ **SALE**

Tax Included. Shipping calculated at checkout.

Pack: 0.25SQM (1 GRID) 1SQM (4 GRIDS) 80SQM (240 GRIDS)

Quantity:

[More payment options](#)

Trade Assured Next Day Delivery Sustainably Made

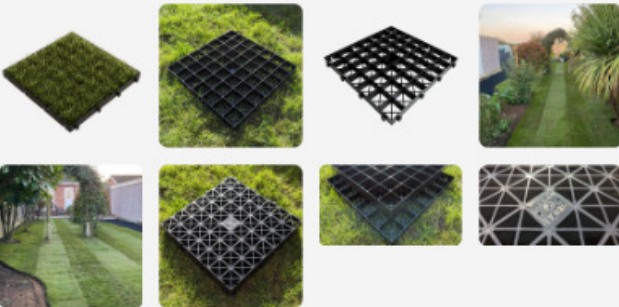
Our heavy duty grass paver grids provide all the strength of traditional paving but with a much more natural appearance.

IBRAN-X's reinforced cellular structure and ridged, noduled edge profile makes parking on grass practical, with all the durability and hardwearing strength of more conventional paving systems.

Locally made in our own factory in the Midlands, each grass paver grid is made to an **exacting, dependable quality for industry-assured standards**. We're *confident* you'll love working with IBRAN-X Grass Paver Grids, **just like the thousands of respected contractors we work with every year.**

Each grid is 0.25m² (4 per sqm)

Full specification at the bottom.



10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FENCING AND GATES

Prior to the commencement of works above slab level, manufacturers literature, including finish, of new fencing and gates shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character and integrity of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.



A typical example of the proposed traditionally hand woven rustic designed osier fencing that will be used to separate the garden from the drive.

https://www.primrose.co.uk/hazel-hurdles-fencing-panel-1-82m-x-1-2m-6ft-x-4ft-by-papillon?source=google&medium=cpc&gad_source=1&gclid=EAlaIqobChMItOKjk4bdggMV4YFQBh3AHQVNEAQYBCABEgK-5fD_BwE



A typical example of the proposed palisade open slatted timber gate approximately 1.2m high between the gardens and the driveway



A typical example of the proposed post and rail timber fence approximately 1.2m high between the gardens and the driveway

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EAVES AND VERGE DETAIL

Prior to the commencement of works above slab level, section drawings at an appropriate scale of the eaves and verges for the outbuilding shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character and integrity of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.



The shed eaves detail