

Schedule of Listed Building Conditions

Application ref: DC/23/02347

Property: The Cottage, Upper Green, Felsham, IP30 0PL

3 PRIOR TO COMMENCEMENT: SECTIONAL DRAWINGS

Prior to commencement of works, notwithstanding the submitted details, sectional drawings of the proposed floor build up, including details of any insulation materials should be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Response: see drawing 06.A

6 ACTION REQUIRED IN SPECIFIC TIMETABLE: MANUFACTURERS DETAILS OF ROOF MATERIALS

Prior to any works on the roof, manufacturers detail and example images of the proposed roof cladding materials to make up any gaps or shortfall in the roof shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Response: The existing clay pantiles and natural slates are in a fair condition and will be re used when the roof is re covered with no proposals to alter the roof covering to any sections of the building. It is inevitable that some tiles / slates will break and an allowance of 5% replacement will be made using re claimed tiles / slates to match the existing. These will be selected to match the colour and profile of the existing. New materials would not be appropriate for making up missing tiles as they would not match the existing. Manufacturer's details are not relevant to this condition.



Existing clay pantiles.



Existing natural slates

7 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SECTIONAL DRAWINGS (INTERNAL DOORS)

Prior to installation, large scale elevational and sectional drawings of the new proposed internal doors shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Response: See drawing 09.0

8 ACTION REQUIRED PRE COMMENCEMENT: BOUNDARY TREATMENTS

Prior to commencement of works, scaled elevational drawings and/ or manufacturers detail of all new boundary treatments shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Response: The site is enclosed with a hedge to the road frontage and a 1.8m high timber close boarded fence to the sides and rear as shown on the block plan drawing 11.A. Both the hedge and fence are to remain with no proposals for any changes.

9 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: MECHANICAL VENTILATION AND EXTERNAL FLUES.

Prior to installation, manufacturers details and drawings as appropriate of all new mechanical ventilation and external flues shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Response: Vent positions are shown on drawing 05.C. The first floor bathrooms will be vented through clay half round ridge tiles, ground floor cloakroom, Utility room and kitchen will be vented through cast iron vent terminals as shown below.



Ground floor conservation vent grill
"Cast Iron Air Brick Company"



Half round vented ridge tile
"Spicer hand made tiles"

10 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RAINWATER GOODS

Prior to installation, manufacturers details and drawings as appropriate of all new rainwater goods shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Response: Replacement rainwater goods will be "Brett Martin - Cascade Cast Iron Effect Rainwater System"



11 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SECTIONAL DRAWINGS (FENESTRATION)

Prior to installation, large scale elevational and sectional drawings, in addition to manufacturer's details, of all new proposed fenestration shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Response: new windows and external doors are detailed on drawings 07.0 and 08.0 constructed from softwood and painted white.

12 ACTION REQUIRED PRE COMMENCEMENT: HARD SURFACING

Prior to commencement of any works, a scaled site plan and manufacturers details of all proposed hard surfacing shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Response: The drive (existing) and parking area shown on drawing 11.A will be finished in 19mm shingle.



13 ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS: BAT LICENCE

Works (including demolition, clearing or alterations) to the listed building shall not in in any circumstances commence unless the local planning authority has been provided with and agreed in writing, either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Response: see attached "BMCL confirmation of site registration" and "bat Survey".

14. PRIOR TO COMMENCEMENT: GREAT CRESTED NEWT PRECAUTIONARY METHOD STATEMENT

Prior to commencement, a Non-Licensed Great Crested Newt Precautionary Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary

mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Response: See attached Amphibian method statement and Biodiversity enhancement strategy

14. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT

Prior to works above slab level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat Roost and Emergence Survey, Pond Assessment, and Bat Mitigation Strategy (Robson Ecology Ltd., Oct. 2023 shall be submitted to and approved in writing by the local planning authority. It shall include:

- a) detailed designs of each recommended enhancement measure;*
- b) locations of proposed enhancement measures by appropriate maps and plans; c) persons responsible for implementing the enhancement measures;*
- d) details of initial aftercare and long-term maintenance (where relevant).*

It is advised that bat boxes be installed at heights of around three metres, facing north/southeast/southwest, out of direct sunlight.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Response: See attached Amphibian method statement and Biodiversity enhancement strategy