

Hafren Court - 23/0268/LBC Conditions

Condition No.	CONDITION & TYPE	STATUS	COMMENTS	DISCHARGED Y/N
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Not later than 3 days after development/works first begin on site written notice shall be given to the Local Planning Authority of the date on which development/works first commenced. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning Compulsory Purchase Act 2004), and to ensure the Local Planning Authority is informed of the commencement of the first works on the site	Informative		
2	No development shall take place until of types and colours of all external materials, including hard surfacing 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 ensure that the external appearance of the development is satisfactory and that it accords with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.	Pre-commencement	Framing: Oak. Colour: Osmo Polyx Wax Oil Ebony 9271. Infill Panels: Painted reclaimed brick to match existing. Colour: Keim Granital Mineral Paint, Off White 9477. (See attached separate 'Hafren Court - Material Photograph Examples' document).	
3	The development shall not be occupied until an enhanced Level 1 Historic Building Recording (as defined by Historic England) has been completed in accordance with the guidelines laid out in the Standards and Guidelines for Archaeological Projects in Worcestershire and submitted to the County Historic Environment Record. This shall include recording as the work progresses. Reason: In order to accord with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.	Prior to Occupation	Report issued to Local Authority 17.10.23	
4	No development shall take place until steps have been taken to secure the safety and stability of that part of the building and/or architectural feature, which is to be retained. Such steps shall, where necessary, include measures to strengthen any wall or vertical surface; to support any floor, roof or horizontal surface; and to provide protection for the building against the weather during the progress of the works. Reason: In order to ensure the satisfactory development of the application site and ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained in accordance with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.	Structural Works	Full temporary works structural support scheme in place; to be adapted as work proceeds. See structural engineers report included.	
5	Upon completion of the works hereby approved, any damage caused to the building by the works shall be made good in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Reason: In order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained in accordance with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.	Upon Completion		
6	No development excluding demolition shall take place until a sample panel of (walling) (render) (stonework) (brickwork) at least one metre square (showing the proposed coursing, method of pointing and colour of mortar) (showing the proposed finish and colour) and/or sample timber treated with the proposed paint/stain for external woodwork has been erected on the site and subsequently approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved panel/timber. The panel/timber shall be retained on site until the completion of the works. Reason: To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings in accordance with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.	Pre-commencement (excluding demolitions)	To be provided once Main Contractor has been appointed	
7	No development excluding demolition shall take place until a schedule of any new joinery and/or of repairs of the existing internal joinery at a scale of 1:10 and including cross-sections of skirtings, dado rails, picture rails, pediments, shutters, cheeks, window and door architraves and any decorative details has been submitted to and approved in writing by the Local Planning Authority. Such repairs shall be completed in accordance with the approved details prior to the (occupation of the development hereby permitted) (commencement of use) and thereafter maintained. Reason: To safeguard the character of the building which is listed as being of architectural or historic interest in accordance with Policies SP.21 and DM.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.	Pre-commencement (excluding demolitions)	To be provided once Main Contractor has been appointed	
8	The development hereby approved shall be carried out strictly in accordance with the following plans/drawings: Plans - Proposed Ref 1154-01-05 Received 15th April 2023; Location Plan Received 15th April; Plans - Proposed Ref 1154-01-06 Received 15th April; General - Combined Specification and SoW Received 15th April 2023. Reason: In order to define the consent.	Informative		