

**Statement to Accompany a Further Application for  
Approval of Details Reserved by Condition, at  
Riverside Mill, George Street, Glossop**

Planning approval number HPK/2015/0325 was granted in October 2015.

An application to discharge pre-commencement planning condition numbers 5, 13, 14, 16, 23 and 28 was made in December 2015 and this has not yet been fully determined.

This statement accompanies a further application to discharge conditions 4, 6, 7, 8, 10, 11, 12, 20 and 25.

Comments are made in **bold**.

*4. No development (excluding demolition/site clearance) shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted 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.*

**All roofs will be secondhand blue slates.**

**Walling materials to the newbuild part will be new local gritstone, similar to the adjacent Health Centre.**

**Second hand stone will be sourced to match the existing building wherever it is needed (where damaged, eroded, etc.)**

**Two sample panels of stonework (new and old) will be erected for inspection, and a planning officer will be invited to view and approve these panels, at which time samples of the proposed roofing materials, windows, doors and rainwater gear will also be available for inspection.**

**No new construction work to the external superstructure will be done until the panels and samples have been approved.**

**Please discharge the pre-development part of the condition to permit construction to commence, sample external materials to be provided on site, and the sample panels to be built.**

*6. No works (excluding demolition/site clearance) shall take place on site until details of the new stone heads, cills, and jambs, including sections at 1:20, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.*

**Sample secondhand stone heads and cills will be sourced and made available for inspection on site, as they clearly cannot be properly assessed for appropriateness from drawings**

**Please discharge the pre-development part of the condition to permit construction to commence and sample stone heads and cills to be provided on site.**

*7. Before work on external walls and other surfaces first commences, a sample panel of pointing shall be made available for inspection by the Local Planning Authority. Any such panel which receives the written approval of the Local Planning Authority shall be retained throughout the period of development and shall form the basis of work to walls and external surfaces of the development.*

**Two sample panels of stonework will be erected for inspection, and a planning officer will be invited to view and approve the pointing to these.**

**The mortar for the secondhand stone should be one part St Astier NHL 3.5 to one and a half parts Leighton Buzzard sand and one part Sherbourne sand. The mortar for joints of 10-12mm should be one part St. Astier NHL 3.5 to one and a half parts Leighton Buzzard sand and one and a half parts washed river sand. The mortar for use below damp proof course should be one part Hourdex to one and a half Leighton Buzzard sand and one and a half washed river stone. The mortar is likely to require pigment to darken it, the amount of this can be determined on site. All mortar should be flush jointed, and lightly brushed after being allowed to go off for about one hour. All work should be protected by being covered up with damp hessian for at least 24 hours. All stones should be kept covered and dry prior to being laid. All stone should be stored in courses of equal size in increments of a quarter of an inch (so as to ensure true unvarying courses).**

**Pointing/jointing to new build to be bag or brush rubbed and slightly recessed from the external face of the stonework.**

*8. No works (excluding demolition/site clearance) shall take place on site until details of windows, including glazing bar details at 1:2 and a section of the windows to be partially in-filled, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.*

**Window and door samples will be made available for inspection and subsequent approval by a planning officer on site before installation, as they cannot be properly assessed from drawings.**

**Please discharge the pre-development part of the condition to permit construction to commence, sample materials provided on site, prior to incorporation.**

*10. No window or door frame shall be recessed less than 150mm from the external face into which it is set, unless otherwise agreed in writing by the Local Planning Authority.*

**The new build part will be built in traditional masonry cavity construction, with new nominal 100mm thick local gritstone outer leaf. The windows for this part will be recessed 75mm, as is standard practice, even in Conservation Areas. The windows to the renovated portion will be fitted into existing reveals, which are not all 150mm deep.**

*11. No works (excluding demolition/site clearance) shall take place on site until full details of canopies and balconies including sections, elevations and full schedule of materials have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.*

**See drawings 100 and 101**

*12. No works (excluding demolition/site clearance) shall take place on site until details of rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.*

**Rainwater goods will be Cascade look-alike cast iron style (see photograph). They can also be viewed by copying and pasting the following link:-**

<http://www.brettmartin.com/en-gb/plumbing-and-drainage/products/cast-iron.aspx>

*20. No development (excluding demolition/site clearance) shall commence until a biodiversity enhancement scheme, including a timetable for implementation, has been submitted to the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and maintained thereafter.*

**See attached report by A.C. Ecology dated May 2016**

**Add condition 22**

**Piling is anticipated to be required to the newbuild, but this cannot be determined until after further intrusive excavation (refer also to archaeological report submitted as part of first application to discharge conditions). If it is indeed required a written method statement will be submitted. Please discharge the condition to permit construction to commence, subject to piling (or not) to be confirmed, and written method statement submitted as appropriate.**

*25. No development (excluding demolition/site clearance) shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the number, sizes and species of the proposed planting; the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; and hard surfacing materials.*

**It is intended to reuse as far as possible materials (stone flags, kerbs, etc) taken from the existing building. These cannot be properly assessed until work has commenced and any potentially recyclable materials gathered. Matching materials will then be sourced to make up any shortfall.**

**Please discharge the condition to the extent that work may commence, to allow full assessment, with full details to be provided either pre-installation or pre-occupation. There will be no formal soft landscaping other than the grassed areas and areas of low shrubs which are not generally viewed by the public; and the provision of species, sizes, etc, for these private areas, which will be the responsibility of the future owners of the properties, is not considered a necessary or appropriate condition.**