

***Supporting Statement to discharge of conditions of
HPK/2018/0556***

February 2020

At

***Low Leighton Garage, Low Leighton Road, New Mills High Peak
SK224GJ***

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1.00 The Proposal

This application seeks to discharge conditions of the approved HPK/2018/0556 in order that the development can proceed to construction stage.

The approval notice states:

‘Renovation of building envelope’

2.00 Discharge of Conditions

Condition 4

This condition states:

‘No works shall commence until safe access has been obtained to survey and specify a schedule of works to the roof structure. This shall be submitted to and agreed in writing by the Local Planning Authority and all works shall then be carried out in strict accordance with the approved details.

The applicant seeks to discharge this condition as follows:

The following information has submitted with this application:

- David Fairclough Report dated 16.11.18 ‘181114 Structural Report’
- David Fairclough letter dated 20.02.20 ‘181114. Letter Feb2020’
- David Fairclough revised sketch ‘SK3RevA’
- Roof Structure Photos 25.02.20

In addition to the above, the roof timbers are in good condition and will be fully retained.

Condition 5

This condition states:

‘No works shall commence to Nos. 3 and 5 Laneside Road until safe access has been obtained to survey the first floor and partitions and internal historic features of the building. This survey shall be submitted to and approved in writing by the Local Planning Authority. The survey shall be used to inform the next phase of the renovation which will be subject to a further Listed Building Consent.

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- David Fairclough Report dated 16.11.18 ‘181114 Structural Report’
- David Fairclough letter dated 20.02.20 ‘181114. Letter Feb2020’

- David Fairclough revised sketch 'SK3RevA'
- 'Floor Structure Photos 25.02.20'
- Drawing 302

In addition to the above, the floor timbers (joists, beam and floorboards) to the first floor west side of the property are in good condition and will be fully retained.

There is no first floor structure to the east side of the property and this will be reinstated on a like for like basis to match the existing west side first floor structure.

There are no existing partitions and these will be new timber stud partitions.

Condition 6

This condition states:

'No works shall commence on Nos. 3 and 5 Laneside Road until samples of the facing materials have been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.'

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- David Fairclough Report dated 16.11.18 '181114 Structural Report'
- David Fairclough letter dated 20.02.20 '181114. Letter Feb2020'
- David Fairclough revised sketch 'SK3RevA'
- Photos 'Stone sample 1 and Stone sample 2'.
- See condition 11. A sample panel will be made available for inspection when works commence on site. The applicant will contact the HPBC and arrange for inspection of the panel.

In addition to the above, the existing facing stone to the rebuilt areas will be carefully dismantled and set aside on site for use in the re-building. The stonework will be constructed and pointed to match the existing.

Condition 7

This condition states:

'No works shall commence to Nos. 3 and 5 Laneside Road until details of the low pressure grouting, including details of the conservation accredited contractor undertaking the work has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.'

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- Elevations that are not being re-built should be low pressure grout filled using Naturally Hydraulic Lime Grout in accordance with David Fairclough Report dated 16.11.18 '181114 Structural Report' and David Fairclough letter dated 20.02.20 '181114. Letter Feb2020' and David Fairclough revised sketch 'SK3RevA'
- The Conservation accredited contractor is:
Littlemoss Preservation
1 Wayne Close,
Droylsden,
Manchester,
Lancashire,
M43 7LQ

Condition 8

This condition states:

'No works shall commence on Nos 3 & 5 Laneside Road until a detailed scheme of works (including specifications) for the taking down, rebuilding and consolidation of walls (as outlined in the Structural Engineers Inspection Report, Fairclough 16th November 2018) has been submitted to an approved by the Local Planning Authority. The scheme of works shall include details of the contractor undertaking this work, details of recording and numbering of stone, taking down by hand, storage of materials and accurate reinstatement of those materials and details. All works shall then be undertaken in strict accordance with the approved scheme.'

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- David Fairclough Report dated 16.11.18 '181114 Structural Report'
- David Fairclough letter dated 20.02.20 '181114. Letter Feb2020'
- David Fairclough revised sketch 'SK3RevA'
- The Conservation accredited contractor is:
Littlemoss Preservation
1 Wayne Close,
Droylsden,
Manchester,
Lancashire,
M43 7LQ

Condition 9

This condition states:

‘No works shall commence on Nos 3 & 5 Laneside Road until joinery details for windows and external doors (which shall be painted wood) to a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. Details shall include sections, profile of glazing bars, method of opening, position within the opening and colour. The work shall be carried out in strict accordance with these details.’

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- Drawings 201, 202, 300, 301, 400 and 401.

Condition 10

This condition states:

‘Prior to commencement of development on Nos. 3 and 5 Laneside Road, the details of all flashing, treatment of eaves, verges and ridges shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details’.

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- Drawing 402.

Condition 11

This condition states:

‘No works shall commence on Nos 3 & 5 Laneside Road until a sample panel of lime/sand pointing is prepared on site for the approval of the Local Planning Authority. The panel shall demonstrate the mix, colour and finish of pointing. Thereafter the pointing shall be carried out in accordance with the approved sample panel.’

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- A sample panel will be made available for inspection when works commence on site. The applicant will contact the HPBC and arrange for inspection of the panel.

Condition 12

This condition states:

‘No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards, access gates and other means of enclosure to the Listed Buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details’.

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- Drawing 200 – Landscaping
- Photo: ‘Drystone wall and gate’

Condition 13

This condition states:

‘No development shall commence on site until a scheme of hard and soft landscaping for the setting of the Listed Buildings has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include both hard and soft landscaping.’

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- Drawing 200 - Landscaping

3.00 Conclusions

In conclusion and in light of the above, we would urge the Local Authority to approve this application.