

***Supporting Statement to discharge of conditions of
HPK/2018/0291***

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/2018/0291 in order that the development can proceed to construction stage.

The approval notice states:

‘Proposed change of use of Low Leighton Garage from a B2 Engineering use to a D2 Fitness Suite and Spa facility, and works to protect the building envelope of the two adjacent Grade II Listed buildings known as Nos. 3 and 5 Laneside Road.’

2.00 Discharge of Conditions

Condition 4

This condition states:

‘The change of use hereby approved shall not commence until details showing ventilation and extraction equipment within the site (including details of its position, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building being first occupied or brought into use and shall thereafter be maintained in accordance with the approved details.’

The applicant seeks to discharge this condition as follows:

The following information has submitted with this application:

- Mitsubishi Lossnay system ‘VENTILATION_BROCHURE_2015_1pp’

Condition 5

This condition states:

‘Development shall not commence until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site in accordance with a scheme to be agreed with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority.’

The applicant seeks to discharge this condition as follows:

The following information has submitted with this application:

- 8853G-WML-00-XX-RP-G-0001 WML Phase 1 Report

Condition 12

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 13

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 14

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 15

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:

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

Condition 16

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 17

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 18

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 19

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.