

Consultation Response from KC, Conservation and Design

2020/94004 3, Two Gates, Holme Lane, Slaithwaite, Huddersfield, HD7 5UG

Discharge conditions 3,5,8,9,12 on previous permission 2020/90370 for partial demolition of existing dwelling and erection of replacement dwelling (Listed Building)

Date Responded: 22/02/21 Responding Officer: Craig McHugh Responding Ref: CV 5/169

The proposal description is 'Discharge conditions 3,5,8,9,12 on previous permission 2020/90370 for partial demolition of existing dwelling and erection of replacement dwelling (Listed Building)' whereas the information submitted corresponds with the conditions on the related Listed Building Consent 2020/90371. The proposal description requires amending.

3. Prior to occupation of the dwelling, the chimney to the western end of the existing building shall be reconstructed of ashlar masonry. No works to reconstruct the chimney shall take place until a sample of ashlar stone has been submitted to and approved in writing by the Local Planning Authority.

A sample of ashlar stone from Hill House Edge Quarry has been provided. **This is acceptable for the purposes of condition 3 and the reconstruction of the chimney. A condition should be applied to the decision notice as follows:**

Prior to occupation of the dwelling, the chimney to the western end of the existing building shall be reconstructed of ashlar masonry sourced from Hill House Edge Quarry.

5. Before the commencement of any works to the structure of the existing roof, details shall be submitted and approved in writing by the Local Planning Authority showing any components of the roof structure (including trusses, purlins and rafters) to be replaced and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the method statement approved.

Satisfactory details with supporting evidence have not yet been submitted. **This condition should not be discharged.**

8. All facing stonework shall be bedded on and pointed with lime mortar. Before work begins, sample panel(s) of all new and reconstructed facing stonework shall be provided on site showing the proposed stone types, sizes, colour, texture and pointing mortar mix, joint thickness and finish profile. Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority, the works shall be carried out in complete accordance with the approved samples thereafter. The approved sample panel(s) shall be retained on site until the work is completed and the condition is discharged.

The bedding and pointing mortar shall be 1 part NHL 3.5 Lime to 1.5 parts Nosterfield Grit Sand to 1.5 parts Leighton Buzzard building sand. **The condition requires that the works shall be carried out in complete accordance with the approved samples thereafter. The approved sample panel(s) shall be retained on site until the work is completed and the condition is discharged. The information submitted is satisfactory for the purposes of condition 8**

9. No works of demolition or alteration by way of substantial partial demolition shall begin before evidence has been submitted to the Local Planning Authority of a binding contract for the full implementation of the comprehensive scheme of development and associated planning permission for which the contract provides.

A contract has been provided. **The is acceptable for the purposes of Condition 9.**

12. Prior to occupation of the dwelling, a flag stone floor shall be reinstated to the dining area, the flag stones shall precisely match those removed from the listed building in respect of size, colour and texture. No works to relay the flag stones to the floor of the dining area shall take place until a sample of Yorkshire stone flag flooring has been submitted to and approved in writing by the Local Planning Authority.

A sample of Yorkshire stone flag flooring sourced from Pennine Demolition has been inspected on site on 11/12/2020. **The is acceptable for the purposes of Condition 12.**

A condition should be applied to the decision notice as follows:

Prior to occupation of the dwelling, a flag stone floor shall be reinstated to the dining area, using Yorkshire stone flag flooring sourced from Pennine Demolition as inspected on site on 11/12/2020.