

Case Number	20/01932/LBC (Formerly PP-08753580)
Application Type	Listed Building Consent Application
Proposal	Repair and restoration of Spout House including erection of single storey rear extension, alterations and extensions to outbuildings to form an annexe to Spout House and a new dwellinghouse, erection of a new dwellinghouse and associated landscaping - Amended description
Location	Spout House Spout Lane Sheffield S6 6EF
Date Received	16/06/2020
Team	West and North
Applicant/Agent	Urbana Town Planning
Recommendation	Grant Conditionally

## **Time limit for Commencement of Development**

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

## **Approved/Refused Plan(s)**

2. The development shall be carried out in accordance with the following plans:-
  - Drawing No. 2811-001 Revision Q (Site Plan and Site Location Plan);published on the 25 June 2021

- Drawing No. 2811-002 Revision B (Proposed Site Section);
- Drawing No. 2811-003-Revision A (Site Visibility Splays);
  
- Drawing No. 2811-P101 Revision J (Plot 1 -Proposed House - Elevations)
- Drawing No. 2811-P102 Revision H (Plot 1 - Proposed House Plans)
- Drawing No. 2811-P103 Revision B (Plot 1 Ancillary Accommodation - Proposed Elevations)
- Drawing No. 2811-P104 Revision C (Plot 1 Ancillary Accommodation - Proposed Plans)
  
- Drawing No. 2811-P109 Revision A (Plot 1 - Proposed Garage)
- Drawing No. 2811-P110 Revision A (Plot 1 - Existing Garage)
  
- Drawing No. 2811-P111 Revision C (Plot 1 - Analysis)
- Drawing No. 2811-P112 Revision B (Rear Extension 3D View)
  
- Drawing No. 2811-P201 Revision E (Plot 2 - Proposed Elevations);
- Drawing No. 2811-P202 Revision E (Plot 2 - Proposed Ground and First Floor Plan)
- Drawing No. 2811-P203 Revision D Plot 2- View)
- Drawing No. 2811-P207 Revision B (Proposed Sections)

published on the 14 April 2021

Reason: In order to define the permission

**Pre-Commencement Condition(s)**

**Pre-Occupancy and Other Stage of Development Condition(s)**

3. Before any works on the building(s) commence a full Schedule of Works, identifying all of the works inside and outside the building(s) including drawings and specifications, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved Schedule of Works.

Reason: In order to protect the character of the original building as, if works commence without this in place, there is potential for unacceptable harm to occur.

4. A schedule of all fixtures and fittings, with a photographic record, and details of their retention, repair, removal or relocation shall be approved in writing by the Local Planning Authority before that part of the development commences. The development shall then be carried out in accordance with the approved schedule.

Reason: In order to protect the character of the original building.

5. Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.

Reason: In order to protect the character of the original building.

6. Details of a suitable means of site boundary treatment shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority and the development shall not be used unless such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

Reason: In the interests of the visual amenities of the locality.

7. A comprehensive and detailed hard landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

8. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

9. Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows

Doors

Window reveals

Eaves and verges

Rainwater goods

## Rooflights

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

10. A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority before any masonry works commence and shall be retained for verification purposes until the completion of such works.

Reason: In order to ensure an appropriate quality of development.

11. Masonry shall be pointed or bedded using a lime mortar mix that is weaker than the surrounding masonry. The colour of the new mortar should match the original mortar before weathering. No proprietary coloured mixes of pigments shall be used. A sample panel of proposed pointing shall be approved in writing by the Local Planning Authority before that part of the works commences.

Reason: In order to ensure an appropriate quality of development.

12. Details of the extent and specification of brick/stone repair and cleaning shall be submitted to and approved in writing by the Local Planning Authority prior to that part of the works commencing and the works shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure that the fabric of the building is not damaged.

13. There shall be no replacement, alteration or repair of any part of the original roof structure without the prior written approval of the Local Planning Authority of details of timbers to be removed, altered and repaired and details and specifications of all replacement timber members.

Reason: In order to ensure that inappropriate alterations are avoided.

14. Details of all new joinery and timber structural elements and/or the repair, alteration or replacement of existing timber elements (including roof and floor timbers, partitions, stairs, balustrades, screens, wainscoting) shall be approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the development shall be carried out in accordance with the approved plans.

Reason: In order to protect the character of the original building.

15. The design and location of all new internal and external light fittings shall be approved in writing by the Local Planning Authority before that part of the development commences. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to protect the character of the original building.

### **Other Compliance Conditions**

16. Rooflights shall be conservation style whereby no part of the rooflight shall project above the surface of the roofing slates.

Reason: In order to ensure an appropriate quality of development.

17. All the rainwater gutters, downpipes and external plumbing shall be of cast iron or cast aluminium construction and painted black.

Reason: In order to ensure an appropriate quality of development.

18. Chimney stacks and pots shall be retained in situ and, where repaired, should be reinstated to their original appearance using materials to match existing.

Reason: In order to ensure an appropriate quality of development.

Report and site location as previous application (20/01930/FUL)