

Higher House Annexe, Holcombe

Discharge of Conditions for Application 71823 and Application 71808

The above applications were approved on the 23 May 2025, subject to conditions. Some of the conditions are duplicated. Below are listed the conditions attached to the planning permission with cross referencing to those attached to listed building consent. Although not all conditions need to be discharged prior to the commencement of work on site all area included for completeness. After each condition the response is outlined.

1 The development must be begun not later than three years beginning with the date of this permission. Also covered in 71823 condition 1.

Comment: It is planned to commence work on site before the end of summer 2025. This will be confirmed with the submission of the commencement notice.

2 This decision relates to drawings numbered R-0565-SLP, R0565 - SK102 Rev A, R0565 - SK103, R0565 - SK104, R0565 -200 and the development shall not be carried out except in accordance with the drawings hereby approved. Also covered in 71823 condition 2.

Comment: No changes are currently planned to the approved scheme. Compliance with the conditions below will confirm this.

3 The development hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Higher House.

Comment: Confirmed.

4 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

I.	Risk Assessment (GQRA
II	or DQRA);
.	Remediation Strategy &
	Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Comment: The contractor will monitor the site during works and either the LPA will be contacted if contamination is found or a statement will be issued on conclusion of the development.

5 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall

then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Comment: No soil or soil forming materials are to be brought onto site. There will be no soft landscaping areas. All new external areas will be natural stone paving supported by new clean hardcore, sand and mortar.

6 The roof slope covering of the development hereby approved that would face Moor Road shall be constructed from the reclaimed natural stone slab of the previously existing out building in accordance with the submitted Planning Statement dated March 2025. Any additional natural stone slab requirement shall be approved in writing by the Local Planning Authority before its use. The rear facing roof slopes of the development hereby approved shall be natural slate in accordance with the submitted Planning Statement dated March 2025 and approved in writing by the Local Planning Authority before their use. Only approved materials shall be used. Also covered in 71823 condition 3.

Comment: The roofing materials are available for inspection on site.

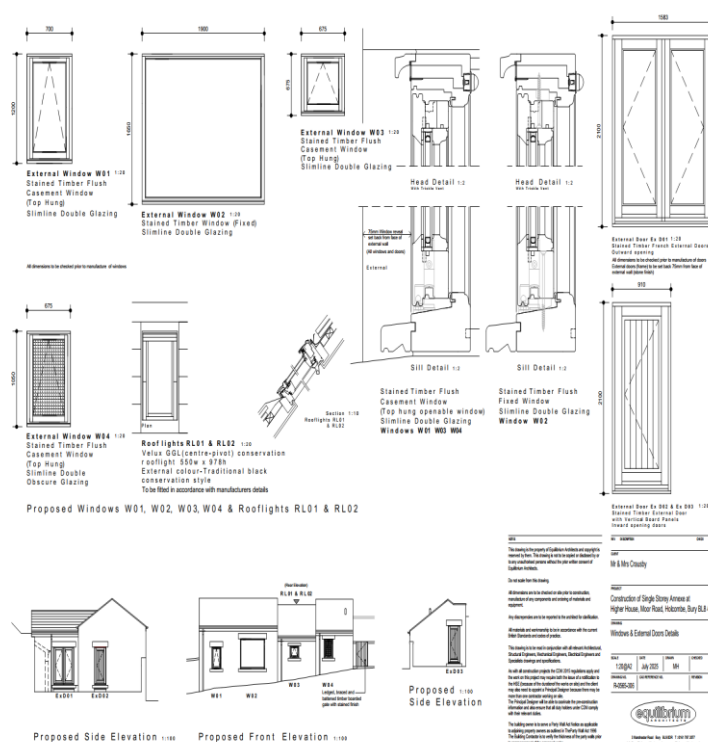
7 The external finishes of the elevations and boundary wall of the development hereby approved facing Moor Road and visible in the street scene shall be constructed from the reclaimed natural stone from the previously existing outbuilding in accordance with the submitted Planning Statement. Any additional natural stone requirement shall be approved in writing by the Local Planning Authority before it is used. The stone shall be random coursed in accordance with the Planning Statement dated March 2025 and a sample panel approximately 2m x 2m shall be approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used. Also covered in 71823 condition 4.

Comment: The sample wall is available for inspection on site.



8 Sample(s) of the proposed stained timber high performance window frames, with slimline double or single glazed units shall be approved in writing by the Local Planning Authority before the development is commenced. A window reveal set back of between 25mm and 75mm, or otherwise agreed with in writing by the Local Planning Authority shall be confirmed with window reveal set back section detail. The development shall be implemented in accordance with the agreed details. Also covered in 71823 condition 5.

Comment: Detailed scaled drawings and sections ref R-0565-306 are submitted for approval. A sample of a timber window can be made available for inspection on site. It is anticipated that this will be the kitchen window ref W03 and it would be helpful if the LPA could indicate the acceptability of the window drawings prior to the window being fabricated. The proposed section indicates the proposed positioning of the window frame within the walls.



9 The proposed boundary wall gates and external doors shall be of stained plain timber, details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Only the approved materials shall be used in construction of the development. Also covered in 71823 condition 6.

Comment: Drawing ref R-0565-306 is submitted for approval.

M Nightingale
July 2025