

DISCHARGE OF CONDITIONS

location	Annat Royd Farm, Spicer House Lane, Ingbirchworth, S36 7RD
application	Discharge of Conditions for Erection of Farm Workers Dwelling
client/applicant	Alan Dickinson
date	September 2022

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
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Company Registration Number: 09898149 - Company Registered in England and Wales

This discharge of conditions application is for all the outstanding conditions relating to the 2021/1414 and 2021/1413 planning approval.

PLANNING CONDITIONS

2021/1414 – LISTED BUILDING CONSENT

Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, S36 7GG

Condition No.	Condition wording	Actions
1	The development hereby approved shall be carried out strictly in accordance with the plans (Nos: Site Plan as Proposed, Proposed Plans and Elevations ref: 21/632/04) and specifications as approved unless required by any other conditions in this permission.	NOTED
2	External materials shall match the historic materials of the adjacent listed buildings in every respect and no construction work will commence until a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.	PLEASE SEE ACCOMPANYING PHOTOS OF SAMPLES OF EXTERNAL MATERIALS FOR APPROVAL. STONE SAMPLES ARE AVAILABLE FOR ASSESSMENT ON SITE, IF REQUIRED
3	The roof will be covered by natural stone slates laid in diminishing courses with matching ridges bed in mortar.	NOTED
4	Pointing mix to be lime (NHL 3.5): aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Pointing to be finished slightly back from arms of surrounding stonework to create a recessed joint and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.	NOTED
5	Windows to be either power coated aluminium or timber framed	NOTED
6	Rooflights shall be genuine conservation rooflights, vertically emphasised, low in profile and black with a single vertical divider.	NOTED
7	No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority.	PLEASE ACCOMPANYING WSI REPORT FOR APPROVAL

PLANNING CONDITIONS

2021/1413 – FULL PLANNING CONSENT

Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, S36 7GG

Condition No.	Condition wording	Actions
1	The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.	NOTED
2	The development hereby approved shall be carried out strictly in accordance with the plans (Nos: Site Plan as Proposed, Proposed Plans and Elevations ref: 21/632/04) and specifications as approved unless required by any other conditions in this permission.	NOTED
3	The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants.	NOTED
4	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.	NOTED
5	Upon commencement of construction works, details of electric vehicle charge points (EVCPs) shall be submitted and approved in writing by the LPA. The EVCPs will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.	PLEASE FIND ATTACHED ACCOMPANYING CHARGING POINT DETAILS FOR APPROVAL.
6	External materials shall match the historic materials of the adjacent listed buildings in every respect and no construction work will commence until a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.	PLEASE SEE ACCOMPANYING PHOTOS OF SAMPLES OF EXTERNAL MATERIALS FOR APPROVAL. STONE SAMPLES ARE AVAILABLE FOR ASSESSMENT ON SITE, IF REQUIRED
7	The roof will be covered by natural stone slates laid in diminishing courses with matching ridges bed in mortar	NOTED
8	Pointing mix to be lime (NHL 3.5): aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Pointing to be finished slightly back from arms of surrounding stonework to create a recessed joint and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.	NOTED

9	Windows to be either power coated aluminium or timber framed.	NOTED
10	Rooflights shall be genuine conservation rooflights, vertically emphasised, low in profile and black with a single vertical divider.	NOTED
11	No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority.	PLEASE SEE ACCOMPANYING WSI REPORT FOR APPROVAL

Naturally should the Local Authority Planning Department require any further information relating to this discharge of condition application please contact Paul Matthews Architectural.

We respectfully ask for contact from the case officer prior to the formal determination of this application.