

Relates to PL/2025/04909 PP

Discharge of conditions 3 (Schedule of works for repairs to the historic fabric), 5 (Detailed doors schedule), 6 (Drainage and plumbing runs) and 7 (Details of materials for new shopfront and link extension) of PL/2025/04909.

- 3 No repairs to the historic fabric including, but not limited to: the existing roof structure, roof coverings, internal structural elements, concealed areas such as the sunken bath, shall commence until a written schedule of works, and specification for their proposed repair has been submitted to, and approved in writing by the Local Planning Authority. The repairs shall thereafter be carried out strictly in accordance with the approved details.

Information submitted: [schedule of works which is this](#). This is NOT a schedule of works

Schedule of works

- Existing sunken bath and access door to be retained
- Secondary glazing to all windows facing Blue Boar Row
- Roof replacement using existing plain clay tiles topped up with reclaimed to match existing
- Felt flat roof replaced using EPDM membrane
- Asbestos slates removed and refaced using new natural blue black slate

This is derisory and presumably written by an agent who I wonder has even been to site. I expect a detailed schedule for each room ie what is the flooring, does it need to be repaired and if so how; what is the ceiling, does it need to be repaired and if so how..... If they want an example of how to do it **properly**, I can provide one.

DO NOT RECOMMEND APPROVAL

- 5 Prior to the commencement of any works affecting internal doors or architraves, a detailed doors schedule (linked to a room numbered plan) shall be submitted to, and approved in writing by, the Local Planning Authority. The schedule shall

identify each existing door and its architrave, and provide an explanation of the proposed changes.

What has been provided? Plan 1556/09

Ground floor – relates to commercial unit.

First floor – Unit 6. None of the existing doors and architraves are numbered and photographed – which was what was requested.

Second floor – Unit 7, again, none of the existing doors and architraves are numbered and photographed – which was what was requested

DO NOT RECOMMEND APPROVAL

A schedule (linked to a room numbered plan) together with drawings (at a scale of 1:10) of any new doors and their associated architraves, new skirtings or panelling, shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in full accordance with the approved schedule and details.

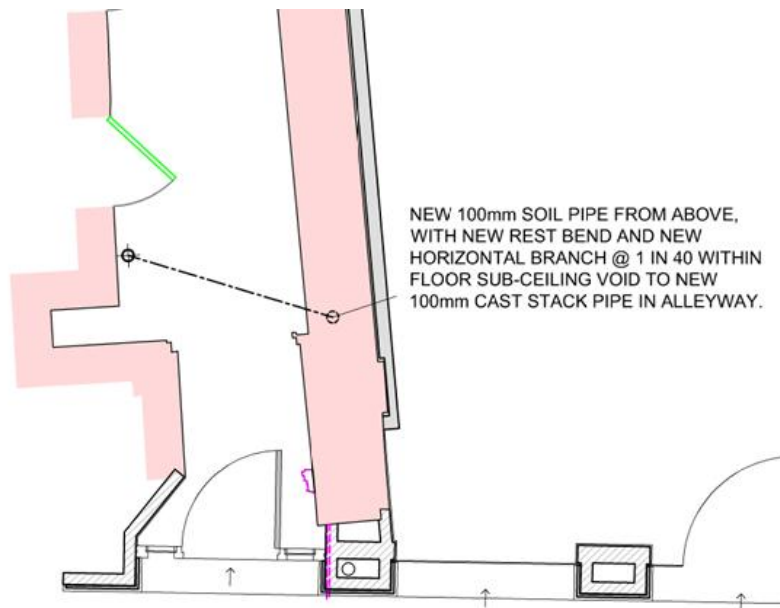
Where is this information?

DO NOT RECOMMEND APPROVAL

- 6 No development shall commence on site until details (i.e. a large scale floor plan with the joists marked) of the proposed drainage and plumbing runs have been submitted to and approved in writing by the Local Planning Authority so that the implications for the historic timbers can be fully understood. The development shall be implemented in accordance with the approved details.

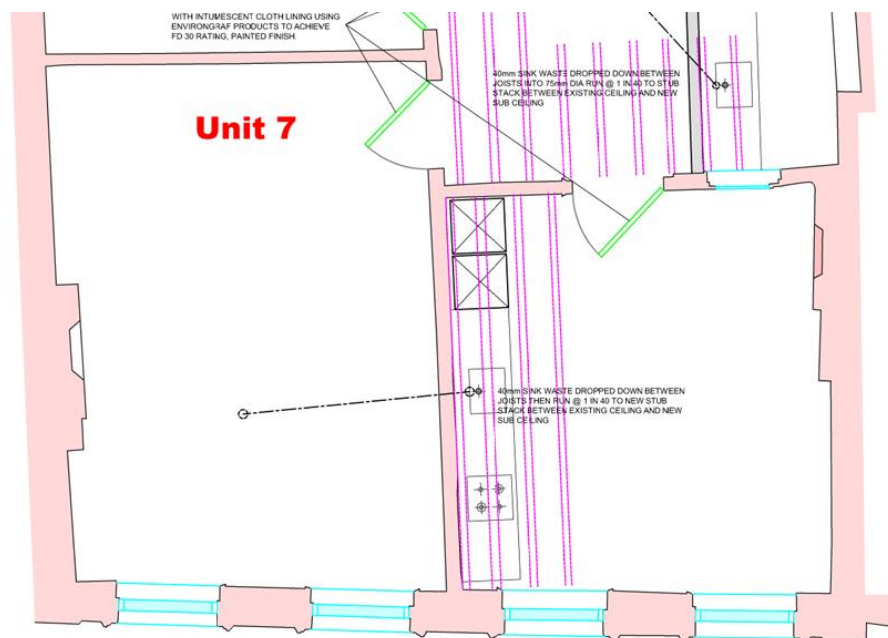
What has been provided? Plan 1556/09

Can they confirm that this arrangement (see below) does not affect the sunken bath?



Are they really proposing a diagonal run of pipework from room X to room X (unit 7)? (Yes, wouldn't it be helpful to have the rooms numbered?).

Also, what happens here below? They go through or under the wall and through or under the joists? Please clarify.



- 7 No works to the new shopfront, or the proposed link extension, shall commence until the proposed materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

They have supplied a external materials schedule that specifies concrete block and a hydraulic lime render mix.

The approved drawing 1556/08 Rev B says:

NEW FACADE OF:-

STUCCO FINISH ON STAINLESS STEEL
MESH REINFORCEMENT ON A
COMBINATION OF CANT BRICKS AND
BLOCKWORK OUTER LEAF AND CLEAR
CAVITY AND 150mm THICK DENSE
CONCRETE BLOCKWORK INNER LEAF
WITH A LIGHTWEIGHT PLASTER FINISH.

ALL FORMED ON A NEW CONCRETE
FOUNDATION IF NONE EXISTING.

Which is what we have approved. I would ask them to confirm that this is what is intended.



No details of the link extension (at first floor)

DO NOT RECOMMEND APPROVAL