

- 3 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:
 - i) new and/or replacement windows, external doors, and new staircases. These drawings must show:
 - materials
 - decorative/protective finish
 - cross section of frame, transom, mullions, glazing bars, etc
 - formation of openings including reveals, heads, sills, arches, lintels, etc
 - method of opening
 - method of glazing
- b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.
- c) Schedule identifying all doors, doorcases, windows, joinery, panelling, fireplaces and surrounds, decorative plasterwork and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.
- d) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect on the appearance and fabric of historic and architectural features.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

3a.

- i. Drawings at a scale of 1:20 of the proposed new staircase going from ground floor to 1st floor attached. There are no new replacement windows or new external doors:
 - a. Materials – staircase is MDF with bullnose treads and treads and risers will be carpeted. New opening for staircase at 1st floor will be created through doubling up of joists and edge will be floorboards will continue over landing edge 2cm with bullnose in MDF and be carpeted. Landing soffit will be clad in MDF. Ballustrades/ newel posts/ bottom rail and top rail will be pine. Handrail and newel caps will be oak
 - b. Decorative finishes – MDF staircase treads and risers will be carpeted. Ballustrades/ newel posts/ bottom rail and top rail will be white eggshell painted. Newel caps and handrail will be varnished.
 - c. Cross section see attached drawing
 - d. Formation of opening details set out above under materials for stair and shown on drawings attached

- e. Method of opening – prop existing timber floor joists and cut out doubling up bearing joists with 9x2 C24 timbers tied into the existing joists with joist hangers.
- f. Method of glazing – none.

3b. No new bathrooms proposed and accordingly no new drainage routes.

3c.

- i. No existing doors to be altered, concealed, relocated or removed.
- ii. No existing doorcases to be altered, concealed, relocated or removed.
- iii. No existing windows to be altered, concealed, relocated or removed.
- iv. No existing joinery to be altered, concealed, relocated or removed.
- v. No existing panelling to be altered, concealed, relocated or removed.
- vi. No existing fireplaces and surrounds to be altered, concealed, relocated or removed.
- vii. No decorative plasterwork to be altered, concealed, relocated or removed. Existing ceiling is plain at 1st floor where landing removed with no corncicing.
- viii. No architectural features to be altered, concealed, relocated or removed.

3d. New partitions to separate house 2b at ground floor and 1st floor are on exactly the same vertical line. This means no horizontal fire separation within the proposed house 2b or neighbouring 2a is required.

The new partitions are to be built in metal 50mm stud with 2 No. independent partition walls with a 100mm void between to stop impact noise transmission between houses. The void will be filled with RWA100mm acoustic slab insulation. Each independent metal stud wall will be lined with staggered joints with 2 layers of 12.5mm soundbloc plasterboard. This achieves 1 hour fire separation between the houses and meets building regulations sound test standards as a robust detail. In the floor void, intumescent slab insulation will be installed to stop and fire spread through the cavity.

- 4 **Pre-Commencement (Slab) Level:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- (a) Purpose and conservation objectives for the proposed enhancement measures;
 - (b) Detailed designs to achieve stated objectives;
 - (c) Locations of proposed enhancement measures by appropriate maps and plans;
 - (d) Persons responsible for implementing the enhancement measures;
 - (e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

4. The attached Biodiversity enhancement strategy incorporates these recommendations to ensure the site remains dark for Bats whilst providing some lighting around the front door directed down and of low power to allow secure entry to each house.

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- (a) Details of all existing trees and planting to be removed and retained
 - (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - (c) Details of all hard surfacing materials and finishes

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5a. 2 No existing leylandii trees are to be removed from in front of house 2b to improve light. Otherwise all existing trees are to be retained. Because there is no change to the landscaping of house 2 which is the central house and which includes the bulk of the gardens and land, no drawings are submitted for this property because there is no change/ no development.

5b. Detailed garden plans are enclosed at a scale of 1:200 for house 2b.

- i. Division hedging to be pleached portuguese laurel to a height of 1.8m at 1.2m centres to provide privacy screening.

5c. Detailed garden plans are enclosed at a scale of 1:200 for house 2b.

- i. New decked patio areas to be screw piles to avoid ground disturbance and suited to heavy clay soil, with raised timber treated deck with softwood decking boards.
- ii. Existing paved and hoggin area to the south side of House 2b to be lifted and replaced with new sandstone paving on the existing crushed concrete permeable base.
- iii. Existing asphalt area and concrete path to front of house 2b to be paved with sandstone paving.

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6. Lock Landscape Management Plan discharges this condition.

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to,

the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9. Bike store plan discharges this condition. Bike store to be Trinity timber bike store



- 11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11. A timber bin store sufficient in size to house all the re-cycling bins and the general waste bins for each house will be built just inside the rear gates adjacent to the bike store. The base will be on screw piles and will be cement board to allow washdown.

