

PLANNING DECISION AND CONDITIONS
(Extract, please refer to the full decision notice)
Decision Date: 09/11/2018

PROPOSAL: Demolition of single storey rear extension and erection of a replacement single storey pitched roof extension, internal and external alterations and demolition of rear single storey container shed and erection of a garage.

LOCATION: The Pest House Claygate Road Yalding ME18 6BB

REF: 18/504375/FULL

The Council hereby GRANTS planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;
- (2) No development shall be carried out above the respective ground floor slab levels to the single-storey rear extension and the detached garage building hereby permitted until full details, including samples, of the external surfacing materials to be used on the extension and garage building have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples of external surfacing materials;
- (3) No development shall be carried out above the respective ground floor slab levels to the single-storey rear extension and the detached garage building hereby permitted until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-
 - a) New external joinery details for all new and altered windows and doors, including framing and mouldings, to a scale of 1:20;
 - b) New, replacement and/or relocated rainwater goods and soil vent pipes, including design, materials and colour finish, to a scale of 1:10;
 - c) The new rooflight window to the south-west facing roof slope, to a scale of 1:20; The development shall be carried out in accordance with the details approved;
- (4) The detached garage forming part of the development hereby permitted shall be kept available for domestic parking purposes in connection with the dwelling on the site at all times. No development, whether permitted by a Development Order or not, shall be carried out in any position which would preclude access by motor vehicles to the garage;
- (5) The development hereby permitted shall be carried out in accordance with the recommendations and mitigation strategy in the submitted FPCR Environment & Design Ltd - Bat Report dated 25.07.18 (Pages 5 and 6), including the provision of bat boxes and a starling nest box as recommended. The bat boxes and starling nest box shall be provided within the site in accordance with the recommendations and mitigation strategy in the submitted FPCR Environment & Design Ltd - Bat Report dated 25.07.18 (Pages 5 and 6) on completion of the development and shall thereafter be retained and maintained;
- (6) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans/document:
 - Drawing No. LN35_150.01 Rev. P1 - Site location plan
 - Drawing No. LN35_150.03 Rev. P1 - Proposed site plan
 - Drawing No. LN35_150.05 Rev. P2 - Proposed plans and elevations
 - Drawing No. LN35_150.06 Rev. P1 - Proposed floor plan and elevations (Single garage) Design and Access Statement (July 2018);

- (1) The HSE should be contacted for advice on the correct procedure for removal/disposal of asbestos from the site, including any found to be present within the existing residential property.

LISTED BUILDING DECISION AND CONDITIONS
(Extract, please refer to the full decision notice)
Decision Date: 09/11/2018

PROPOSAL: Listed Building Consent for demolition of single storey rear extension and erection of a replacement single storey pitched roof extension, internal and external alterations and demolition of rear single storey container shed and erection of a garage.

LOCATION: The Pest House Claygate Road Yalding ME18 6BB

REF: 18/504376/LBC

The Council hereby GRANTS listed building consent subject to the following Condition(s):

- (1) The works to which this consent relates must be begun before the expiration of three years from the date of this consent;
- (2) No works shall be carried out to the single-storey rear extension above the ground floor slab level to the rear extension until full details, including samples, of the external surfacing materials to be used on the extension have been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved details and samples of external surfacing materials;
- (3) No alterations shall be carried out to the main building or works carried out to the single storey rear extension above the ground floor slab level to the rear extension until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-
 - a) New internal and external joinery details for all new and altered windows and doors, including framing, partitions, and mouldings, to a scale of 1:20;
 - b) New, replacement and/or relocated rainwater goods and soil vent pipes, including design, materials and colour finish, to a scale of 1:10;
 - c) The new rooflight window to the south-west facing roof slope which shall be a conservation rooflight window, to a scale of 1:20;
- (4) The works hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans/document:
 - Drawing No. LN35_150.03 Rev. P1 - Proposed site plan
 - Drawing No. LN35_150.05 Rev. P2 - Proposed plans and elevations
 - Drawing No. LN35_150.06 Rev. P1 - Proposed floor plan and elevations (Single garage) CgMs Heritage - Built Heritage Advice Note dated 27.03.18

EXCAVATION / SHUTTERING / FOUNDATIONS -
Risk of injury and damage. Installing cables/pipes. Risk of collapse due to undermining or weakening an existing structure. Beware collapse when demolishing, shore up / support as necessary, only use suitably qualified operatives. Safety risk: Crush injuries or being buried by sudden collapse of excavation. Safety risk: People and materials falling in, sudden collapse.

ROOF WORKS
Height, risk of falling. Risk of fragile roofs, falls from height, materials falling and injury to other people. Safety risk: Falls through roof or structure. Working on or accessing a roof or other place which may be a fragile surface (e.g. one that can't take a person's weight such as an pitched or flat roof, near skylights, conservatory roofs etc.

LOCATION SERVICES -
Risk of damage to existing services on or around site. Risk of damaging manholes, gas pipe, sewers, water mains or electricity cables. Safety risk: Injury through striking live services or injuries involving manholes and heights.

EXISTING SERVICES
Contractor to refer to existing surveys (if provided) or appoint specialists to provide utility services surveys before construction commences on site. Beware overhead cables, plant access and electrocution. Obtain relevant service drawings. Check the area by using a Service locating device (CAT & Genny). Hand dig when you are within 500mm of any known service.

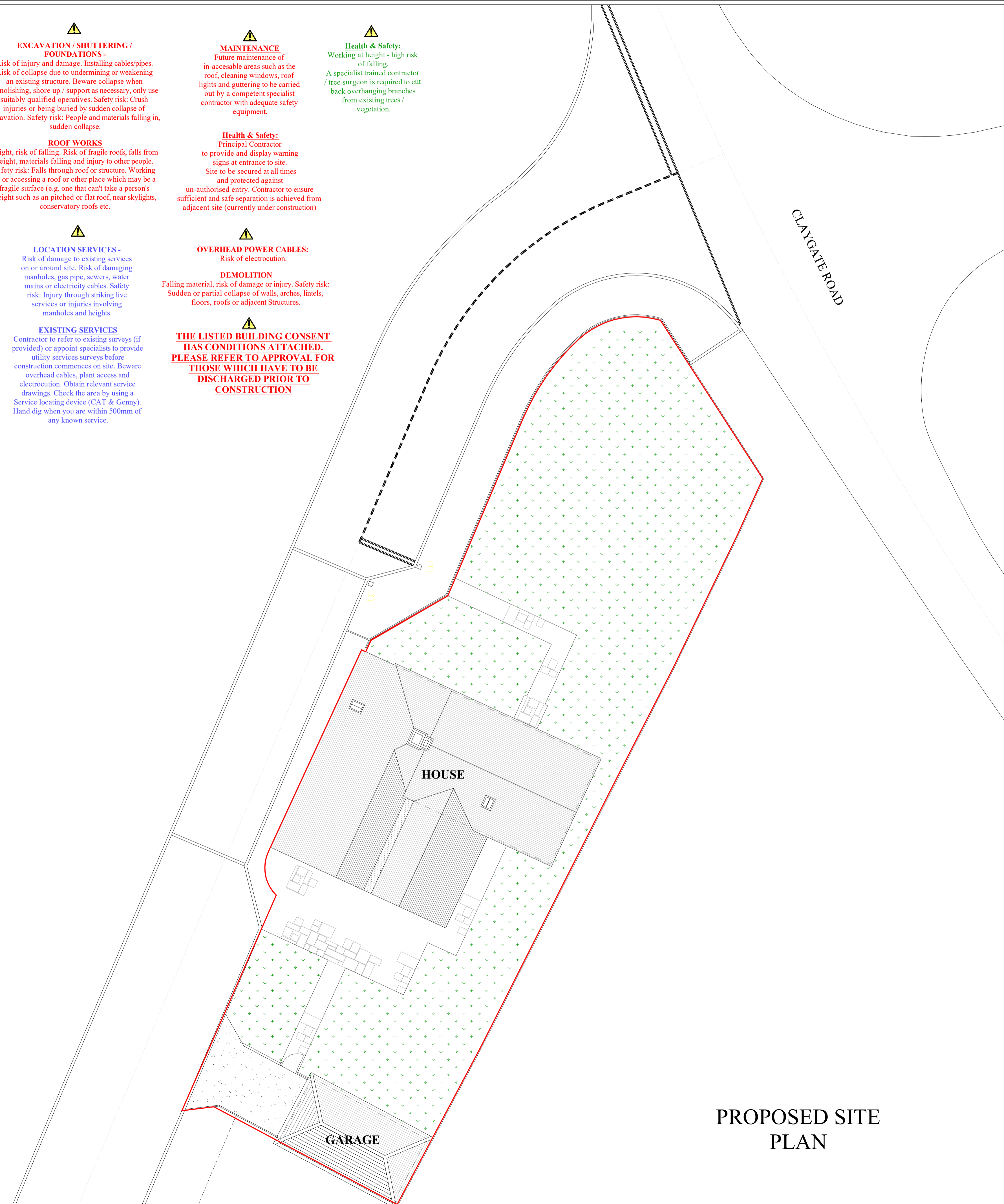
MAINTENANCE
Future maintenance of in-accessible areas such as the roof, cleaning windows, roof lights and guttering to be carried out by a competent specialist contractor with adequate safety equipment.

Health & Safety:
Principal Contractor to provide and display warning signs at entrance to site. Site to be secured at all times and protected against un-authorised entry. Contractor to ensure sufficient and safe separation is achieved from adjacent site (currently under construction)

OVERHEAD POWER CABLES:
Risk of electrocution.
DEMOLITION
Falling material, risk of damage or injury. Safety risk: Sudden or partial collapse of walls, arches, lintels, floors, roofs or adjacent Structures.

THE LISTED BUILDING CONSENT HAS CONDITIONS ATTACHED. PLEASE REFER TO APPROVAL FOR THOSE WHICH HAVE TO BE DISCHARGED PRIOR TO CONSTRUCTION

Health & Safety:
Working at height - high risk of falling. A specialist trained contractor / tree surgeon is required to cut back overhanging branches from existing trees / vegetation.



PROPOSED SITE PLAN

DO NOT SCALE FROM DRAWINGS EXCEPT FOR PLANNING PURPOSES.

Check and verify all dimensions on working drawings before commencing work on site. All measurements are to structural elements unless otherwise stated.

Report all discrepancies, errors or omissions between drawings, site conditions and all other documents to Stephen Langer Associates Ltd.

Please read this drawing in conjunction with all other architects', consultants' and subcontractors' drawings.

Materials, components & workmanship are to meet or exceed the requirements of current Building Regulations, British Standards codes of practice, and the appropriate manufacturer's recommendations.

Sanitaryware is indicative only. Drainage is indicative and final design by contractor. Final electric design by contractor and to be installed by NICEIC registered contractor. Plumbing and heating final design by contractor and should only be installed by a registered contractor. Gas connections to be installed by a Gas Safe engineer and any stoves, fires and Agas etc by a HEATAS registered body. All above to be reviewed by Stephen Langer Associates Ltd (not approved) prior to installation.

Listed Buildings may need underpinning and this will require Listed Building Consent.

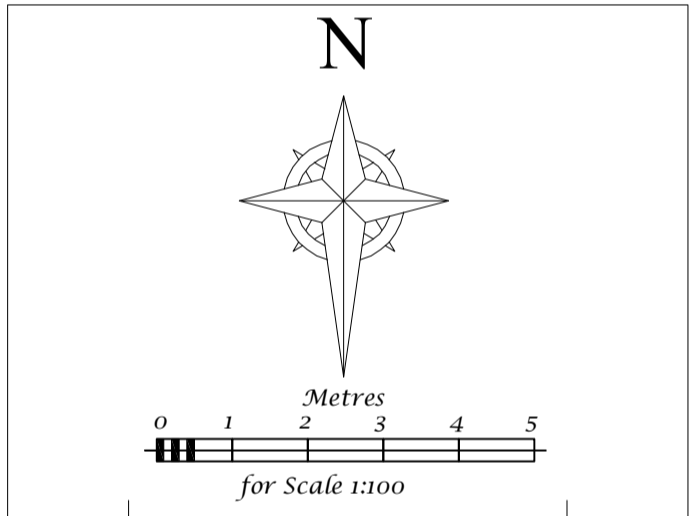
Please ensure drawings are printed to correct scale (check against scale bar on drawing) - Stephen Langer Associates Ltd are not responsible for printing errors.

This drawing is issued on condition that it is not copied, reprinted or disclosed to a third party without the prior written consent of Stephen Langer Associates Ltd.

No work to commence until all planning or listed building conditions have been approved. All work to be carried out in accordance with the approved drawings / planning and listed building consent.

Clients, Designers and Contractors must be aware of their duties under the Construction (Design and Management) Regulations 2015 (came into force on the 6th April 2015).

This drawing and design are copyright. © Stephen Langer Associates Ltd.



A	Revisions as discussed	04/12/2019
Rev.	Description	Date

STEPHEN LANGER ARCHITECTS
RIBA CHARTERED PRACTICE

YORK COTTAGE, MAJOR YORKS ROAD, ROYAL TUNBRIDGE WELLS, KENT. TN2 5TP
TEL. (01892) 524 555
FAX. (01892) 524 666
EMAIL admin@stephenlanger.co.uk
Template version: 2.00 - 05.07.2018

Project :
The Pest House,
Claygate Road, Yalding,
ME18 6BB

Drawing Description :
Proposed Site Plan

Date : November 2019
Scale : 1:100 @ A1
Drawn by : DAW

Drawing Number :
19045 - WK - 01
Rev. :
A