

SCOPE OF WORKS FOR IMPLEMENTATION

Introduction

- 1.1 This report is intended to set out the works intended to be undertaken to lawfully implement the planning and listed building consents (ref: 113475/FO/2016 and 113476/LO/2016).
- 1.2 The works will be undertaken following confirmation of the discharge of the relevant pre-commencement conditions.
- 1.3 Commencing development involves undertaking some limited works on site to commence a planning permission or listed building consent and thus keeping it alive.
- 1.4 The works must be done within the time period expressed on the permission. In order to lawfully commence development, it is necessary to satisfy the legal requirements in section 56(4) of the Town and Country Planning Act 1990. This says that *"development is taken to be begun on the earliest date on which a material operation is carried out"*.
- 1.5 A material operation is defined in the Act and can include any works of construction, demolition, digging foundations, laying out or constructing a road and a material change in the use of the land. In practice, very minor works are sufficient to commence a planning permission.

Proposed Works

- 1.6 The proposed works to be undertaken are;
 - Installation of below ground drainage shown on plan ref 'Early Drainage Works TST-REN-00-ZZ-SK-C-01100-C01' (appended).
 - Soft strip demolition and refurbishment works as shown in Drawing No. 05013_B1_12_3204, ref '7_KELVIN_STREET_INTERNAL_ELEVATIONS_GROUND_FLOOR_DEMOLITION-779832' (appended), but limited to:
 - Elevation A – Remove existing plaster. Bricks cleaned in preparation for exposed finish for final design
 - Elevation A – Barred window niche; strip metal work in preparation for new paint finish
 - Elevation B – Remove existing plaster. Bricks cleaned in preparation for exposed finish with final design.



Elevation A

Elevation C

Elevation B

Elevation D