

WILES & MAGUIRE

Ref:STAT

CDN/23/0242 - Old Stationmasters House,
Proposed resolution details 8th Feb 2024

Listed Building Consent Conditions

Condition No / subject	General commentary	Result of discussions
Condition No 4 – Replacement window.	It was agreed that the joinery and glass sample matched the existing windows and the sample was approved.	Resolved 20/7/24
Condition no 5 /a – brick for rear elevations.	Already resolved Mtg 1	Resolved 30/6/23
Condition no 5 /a – brick for front elevations.	Already resolved Mtg 2: Alternative Samples of new bricks from York Handmade brick company provided.	Resolved 11/7/23
Condition no 5 /b – Slates	Already resolved Mtg 2: With this in mind it was agreed that the existing slates would be prioritised for use on the external roof slopes and new slates reserved for the hidden inner slopes.	Resolved 11/7/23
Condition no 5 /c – Mortar	Already resolved Mtg 1	Resolved 30/6/23
Condition no 5 /d – Rooflight	Already resolved Mtg 1	Resolved 30/6/23
Condition no 5 /e – Rainwater goods	Already resolved Mtg 1	Resolved 30/6/23
Condition no 5 /f – Floor finish - general areas (bedrooms etc)	Already resolved Mtg 1	Resolved 30/6/23
Condition no 5 /f – Floor finish hallway and living room	Already resolved Mtg 2: The architect provided explanation why an engineered board finish was required to minimise raised thresholds that would be an issue for wheelchairs.	Resolved 11/7/23
Condition no 5 /g – paintwork - external	Already resolved Mtg 1	Resolved 30/6/23
Condition no 5 /g – paintwork - internal	At the walk around in July 2023 it was agreed this would be agreed via photo submission in due course. This was to concentrate on the internal circulation areas.	
	Photographs and a detailed schedule were submitted to PB on 9 th October 2023 and she	Resolved by email

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	confirmed she was happy with the proposals.	October 2023
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Planning Consent Conditions needing visual approval (additional to those above)

Condition No / subject	General commentary	Result of discussions
Condition No 6 /g – New Joinery – architraves and skirtings	New samples of the architraves and skitrtings were available to view in the July 2023 walkaround. The samples were considered to be a good balance between the traditional form and the simplicity the client wanted. Based on what was presented the samples were agreed	Resolved 20/7/24
Condition No 6 /g – New Joinery – window shutters	Samples of the shutters were not ready in July. Samples have now been produced in accordance with the submitted drawings and photographs for approval are below. These are mainly intended for privacy bathrooms and ground floor bedrooms only.	Still to be resolved via photos.



Internal view of shutters open and closed

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Closer view of closed shutter



Shutter external view

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Listed Building Consent Technical Conditions needing resolution (additional to those above)

Condition No / subject	General commentary	Result of discussions
Condition No 3 – M and E installations	We can confirm that there were no additional M+E services not previously specified the drawings and documents.	Confirmed in this schedule 8/2/24

Planning Consent Technical Conditions needing resolution (additional to those above)

Condition No / subject	General commentary	Result of discussions
Condition No 5 – Cycle Parking	We can confirm that 'Sheffield Hoops' are installed in the rear yard for secure cycle storage as per the drawings	Confirmed in this schedule 8/2/24
Condition No 7 – CCTV and alarms	We can confirm that there is no CCTV, external alarms or access control systems installed.	Confirmed in this schedule 8/2/24
Condition No 8a and 8b – Acoustic impacts	We can confirm that the M+E plant was installed as specified and we will be undertaking post completion testing. We are confident that it is very quiet.	Post completion testing still to be commissioned
Condition No 10 – Internal disabled access	We can confirm that barrier free access is achieved in the ground and first floor as laid out in the application drawings.	Confirmed in this schedule 8/2/24