

Suggested Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Following the completion of any exploratory/scoping works or investigations of the stonework, details of the extent of stonework repairs, including repairs to chimneys, shall be submitted to the planning authority in the form of marked-up elevational drawings at a scale of not less than 1:20, and shall be accompanied by a full stone survey and stonemason's report. No work shall be begun on this element of the development until written approval has been issued by the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

03. A sample of stonework repairs shall be prepared to match the original natural stonework in every respect including colour, texture and coursing pattern for the inspection and written approval of the planning authority. No other work shall be begun on this aspect of the development until written approval has been issued by the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

04. Following the completion of any exploratory/scoping works or investigations of the roof, details of the extent of roof repairs, including repairs to chimneys, shall be submitted to the planning authority in the form of marked-up elevational drawings at a

scale of not less than 1:20. No work shall be begun on this element of the development until written approval has been issued by the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

05. Prior to its use on site, details and colour of the proposed render to the rear elevation, shall be submitted to and approved in writing by the Planning Authority.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

06. Details of design, materials and colours of bin stores shall be submitted to, and approved by, the planning authority prior to the commencement of works.

Reason: To safeguard the amenity of the surrounding Conservation Area.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

07. The bin stores each containing five wheeled refuse bins shall be constructed prior to the occupation of any dwelling on site.

Reason: In order to protect the appearance of both the property itself and the surrounding area

08. All repointing of exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

09. All repointing of exterior brickwork shall match the original pointing in every respect including mix of materials, colour and thickness.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

10. All chimney heads and chimney stacks shall be retained at their original height and the profile of existing chimney copes shall be retained. Existing stone copes shall be re-used, decorative features retained or reinstated and decorative chimney pots retained and re-bedded unless considered unnecessary by the planning authority. Any new pots shall match the design and appearance of the originals.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

11. The height of the bin stores shall not exceed 1 metre and shall be capable of accommodating five bin(s) only each.

Reason: To safeguard the amenity of the surrounding Conservation Area.

Reason: In order to protect the appearance of both the property itself and the surrounding area

12. New windows shall match the existing in all aspects of their design: proportions, profile, framing thickness, detailing, method of opening and materials.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

13. All new and replacement rooflights shall replicate traditional rooflights in design, low profile framing and structural glazing bars; shall be coloured to blend in with the existing roof finish; and shall be flush-fitted.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To safeguard the amenity of the surrounding Conservation Area.

14. Provision shall be made in the design of the development for the parking of cycles. This provision shall be in accordance with the requirements of City Development Plan Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

Advisory Notes

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.

02. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.

03. The applicants are reminded of the following policies of Land and Environmental Services (Cleansing):

REFUSE CONTAINMENT

It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

WHEELED BIN REFUSE COLLECTION

Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the

wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.