

**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 interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Before any work on the site is begun, details of the materials, method of opening and colour of the proposed windows of the extension shall be submitted to and approved in writing by the planning authority.

Reason: To enable the planning authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

03. Prior to the commencement of development details of the composition of planting materials, proposed drainage solution and proposed maintenance schedule for the sedum roof shall be provided for the written approval of the Planning Authority. If agreed, the development shall be completed in compliance with the approved details and the sedum roof installed prior to the first use of the extension.

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

Reason: To safeguard the character of the surrounding conservation area.

04. Any plants on the sedum roof which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the green roof to the landscape quality and biodiversity of the area.

05. Repairs to slated roof areas shall be undertaken in natural slate to match the existing.

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

Reason: To safeguard the character of the surrounding conservation area.

06. 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 to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the character of the surrounding conservation area.

07. All rising service pipes and ducts which terminate above roof level shall be diverted through the attic space so as to emerge through the rear-facing slope of the roof.

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

Reason: To safeguard the character of the surrounding conservation area.

08. Provision for new screening, to a minimum height of 1.8 metres, shall be made along the southern and western boundaries of the site should the existing screening device be removed.

Reason: In order to safeguard residential amenity.

### 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. Slate selection should be undertaken in consultation with a roofing specialist. The replacement slate should match the original slate in respect of colour, texture and durability. A slate type of top quality, grade A, as certified by the Normes Françaises (NF) (the French standards) should be selected to ensure long lifespan.