



Board Direction

Ref: 29S.220557

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th May 2007. The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the following draft reasons, considerations and conditions. The Board considered that the design as proposed for permission is acceptable, including the treatment of the gable extensions.

REASONS AND CONSIDERATIONS

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not detract from the integrity of the protected structures and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The proposed vehicular access gates shall be omitted from the development, but may be replaced with pedestrian gates.

Reason: In the interests of residential amenity, and to ensure the retention of sufficient private open space.

2. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed houses shall be submitted to the planning authority for agreement.

Reason: To maintain the integrity of the protected structures.

3. All repairs/replacements to gates and fencing shall be as existing in materials, dimensions and design.

Reason: To maintain the integrity of the protected structures.

4. All repairs/replacement of stone walls, piers, gate posts, shall be carried out with existing materials or similar as well as appropriate construction methods.

Reason: To maintain the integrity of the protected structures.

5. All roof repairs shall be carried out using similar natural slate, as existing.

Reason: To maintain the integrity of the protected structures.

6. A conservation expert shall be employed to manage, monitor and implement the works on site and to ensure adequate protection of the historic fabric during the

works. All permitted works shall be designed to cause minimum interference to the building structure and fabric.

Reason: To safeguard the integrity of the protected structures and to ensure that the works are carried out in accordance with good conservation practice with no unauthorised or unnecessary damage or loss of historic fabric.

7. All works shall be carried out in accordance with best conservation practice. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery, and shall be designed to cause minimum interference to the building's structure and fabric. Items which must be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

Reason: To safeguard the integrity of the protected structures and to ensure that the works are carried out in accordance with good conservation practice with no unauthorised or unnecessary damage or loss of historic fabric.

8. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

9. Notwithstanding the provisions of Schedule 2, Part 1 of the Planning and Development Regulations 2001, no extensions, garages, stores or similar structures shall be constructed without prior grant of planning permission.

Reason: To protect residential amenity, and to ensure the retention of sufficient private open space.

10. The site and building works required to implement the development shall only be carried out between the hours of 7.00 am and 6.00 pm Monday-Friday, and between 8.00am and 2.00 pm Saturdays, and not at all on Sundays or Bank Holidays

Reason: To safeguard the amenities of adjoining residential occupiers.

Board Member _____ Date 16th May 2007

Karl Kent