

**Appendix 1B – Civic Offices Listed Building Conditions and Informatives (EPF/1042/21)**

<b>CIVIC OFFICES LB EPF/1042/21</b>																																															
<b>1</b>	<p><b>Time Limit</b></p> <p>The works authorised by this consent shall begin no later than the expiration of three years from the date of this consent.</p> <p>Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)</p>																																														
<b>2</b>	<p><b>Approved Plans LB</b></p> <p>The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>Proposed Ground and First Floor Plan</td> <td>EDS_S5-CW-XX-XX-DR-A-0300</td> <td>P16</td> </tr> <tr> <td>Proposed Second and Third Floor Plan</td> <td>EDS_S5-CW-XX-XX-DR-A-0301</td> <td>P12</td> </tr> <tr> <td>Proposed Roof Plan</td> <td>EDS_S5-CW-XX-XX-DR-A-0302</td> <td>P10</td> </tr> <tr> <td>Proposed Site Sections Sheet 1</td> <td>EDS_S5-CW-XX-XX-DR-A-0303</td> <td>P9</td> </tr> <tr> <td>Bay Elevations – Sheets 1</td> <td>EDS_S5-CW-XX-XX-DR-A-0304</td> <td>P7</td> </tr> <tr> <td>Bay Elevations – Sheets 2</td> <td>EDS_S5-CW-XX-XX-DR-A-0305</td> <td>P6</td> </tr> <tr> <td>Bay Elevations – Sheets 3</td> <td>EDS_S5-CW-XX-XX-DR-A-0306</td> <td>P7</td> </tr> <tr> <td>Proposed Street Scenes</td> <td>EDS_S5-CW-XX-XX-DR-A-0311</td> <td>P6</td> </tr> <tr> <td>Connection to Civic Offices - Plan + Elevation</td> <td>EDS_S5-CW-XX-XX-DR-A-0313</td> <td>P3</td> </tr> <tr> <td>Sub-station - Proposed Plans and Elevation</td> <td>EDS_S5-CW-XX-XX-DR-A-03100</td> <td>P2</td> </tr> <tr> <td>Block A – Proposed Floor Plans Sheet 1</td> <td>EDS_S5-CW-BA-XX-DR-A-0310</td> <td>P10</td> </tr> <tr> <td>Block A – Proposed Floor Plans Sheet 2</td> <td>EDS_S5-CW-BA-XX-DR-A-0311</td> <td>P7</td> </tr> <tr> <td>Block A – Proposed Elevations</td> <td>EDS_S5-CW-BA-XX-DR-A-0312</td> <td>P9</td> </tr> <tr> <td>Block B – Proposed Floor Plans Sheet 1</td> <td>EDS_S5-CW-BB-XX-DR-A-0320</td> <td>P8</td> </tr> <tr> <td>Block B – Proposed Floor Plans Sheet 2</td> <td>EDS_S5-CW-BB-XX-DR-A-0321</td> <td>P6</td> </tr> </tbody> </table>	Proposed Ground and First Floor Plan	EDS_S5-CW-XX-XX-DR-A-0300	P16	Proposed Second and Third Floor Plan	EDS_S5-CW-XX-XX-DR-A-0301	P12	Proposed Roof Plan	EDS_S5-CW-XX-XX-DR-A-0302	P10	Proposed Site Sections Sheet 1	EDS_S5-CW-XX-XX-DR-A-0303	P9	Bay Elevations – Sheets 1	EDS_S5-CW-XX-XX-DR-A-0304	P7	Bay Elevations – Sheets 2	EDS_S5-CW-XX-XX-DR-A-0305	P6	Bay Elevations – Sheets 3	EDS_S5-CW-XX-XX-DR-A-0306	P7	Proposed Street Scenes	EDS_S5-CW-XX-XX-DR-A-0311	P6	Connection to Civic Offices - Plan + Elevation	EDS_S5-CW-XX-XX-DR-A-0313	P3	Sub-station - Proposed Plans and Elevation	EDS_S5-CW-XX-XX-DR-A-03100	P2	Block A – Proposed Floor Plans Sheet 1	EDS_S5-CW-BA-XX-DR-A-0310	P10	Block A – Proposed Floor Plans Sheet 2	EDS_S5-CW-BA-XX-DR-A-0311	P7	Block A – Proposed Elevations	EDS_S5-CW-BA-XX-DR-A-0312	P9	Block B – Proposed Floor Plans Sheet 1	EDS_S5-CW-BB-XX-DR-A-0320	P8	Block B – Proposed Floor Plans Sheet 2	EDS_S5-CW-BB-XX-DR-A-0321	P6	
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Block C – Proposed Floor Plans	EDS_S5-CW-BC-XX-DR-A-0330	P10
Block C – Proposed Elevations	EDS_S5-CW-BC-XX-DR-A-0331	P8

Reason: For the avoidance of doubt and to ensure the proposals is built in accordance with the approved plans.

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**Design**

**Details/Samples of External Materials LB**

Prior to the commencement of development above slab level, detailed drawings and samples of all materials (or documentary and photographic details where samples are unavailable) to be used in the construction of the external surfaces of the development, including any external cladding and internal cladding that is decorative and visible externally, decorative fascia or panels, balustrades and glazing, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details / samples. Please do not send materials to the Civic Offices. Materials should be kept on site and arrangements made with the planning officer for inspection.

**Detailed drawings and samples shall include:**

- Principal features on the facades e.g. bay studies (1:50 @ appropriate paper size)
- Details of each envelope / roof type (1:20 @A3)
- Detailed brick elements including mortar joint profile (1:20 @A3)
- Details of glazing and curtain walling systems including any manifestation (1:20 @A3)
- Key junctions/bonds between materials/finishes (1:20 @A3)
- Ground floor frontages including entrances, glazing and signage zones, infill panels on plant rooms etc. (1:50 @ appropriate paper size)
- Parapets, roof edges, rooftop plant screening, lift over runs etc (1:20 @A3)
- Elevational location of all joints e.g. structural, movement, panels (1:100 @ appropriate paper size)
- Elevational location of all openings in envelope e.g. ventilation grilles, bird & bat boxes (1:100 @ appropriate paper size)
- Elevational location of all items which are fixed to the façade e.g. fins/louvres, rainwater pipes, lighting, CCTV, alarms including any provision for cable runs boxes (1:100 @ appropriate paper size)

- Head, jamb and sill details, including profiles, for typical openings and all ground floor entrances and doors to balconies / terraces (1:20 @A3)
- Details of key architectural metalwork / screens / gates (1:20 @A3)
- Details of balconies and terraces including floor finishes (1:20 @A3)
- Balustrade details (1:20 @A3)
- Details of soffits and canopies (1:20 @A3)
- Details of external stairs (1:50 @A3)
- Junctions with neighbouring buildings (1:20 @A3)
- External signage details including elevations and sections (1:50 @A3) (excluding signage requiring separate advertisement consent)
- Any other items not listed but bespoke to building requirement

Reason: In the interests of the appearance of the development and to ensure that the development would preserve the historic character and appearance of the Listed Building and in accordance with Policies HC10, HC11 and HC12 of the adopted Local Plan 1998 & 2006, and Policy DM7 of the Local Plan Submission Version 2017, and the NPPF 2021.

**4 Materials LB**

The materials and finishes shall be in accordance with the details submitted and approved pursuant to Condition 4. The details to be submitted and used in the construction of the external surfaces of the development hereby permitted shall match (in colour, style, bonding & texture) those shown on plan numbers:

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Block C – Proposed Floor Plans	EDS_S5-CW-BC-XX-DR-A-0330	P10
Block C – Proposed Elevations	EDS_S5-CW-BC-XX-DR-A-0331	P8

Reason: In the interests of the appearance of the development and to ensure that the development would preserve the historic character and appearance of the Listed Building and in accordance with Policies HC10, HC11 and HC12 of the adopted Local Plan 1998 & 2006, and Policy DM7 of the Local Plan Submission Version 2017, and the NPPF 2021.

**5 Historic Environment Recording**

No demolition, conversion or alterations shall commence until a programme of historic building recording has been secured in accordance with a written scheme of investigation (WSI) to be submitted to and approved in writing by the local planning authority.

No demolition, conversion or alterations shall take place until the satisfactory completion of the recording in accordance with the WSI submitted and agreed pursuant to this condition.

A report detailing the results of the recording programme and confirming the deposition of the archive to an appropriate depository as identified and agreed in the WSI shall be submitted to the Local Planning Authority prior to first occupation of the development. A professional team of archaeologists should undertake the archaeological work. The archaeological work will consist of a historic building record of the historic buildings proposed for demolition or conversion.

Reason: To ensure the historic and architectural assets of the building are properly documented and recorded, in accordance with Policies HC10, HC11 and HC12 of the adopted Local Plan 1998 & 2006, and Policy DM7 of the Local Plan Submission Version 2017, and the NPPF 2021.

**6 Making Good LB**

Following completion of the building operations for which consent is hereby granted, all 'making good' of the existing building shall be carried out in materials which closely match those used in the existing building to the satisfaction of the Local Planning Authority.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policies HC10, HC11 and HC12 of the adopted Local Plan 1998 & 2006, and Policy DM7 of the Local Plan Submission Version 2017, and the NPPF 2021.