

## DRAFT CONDITIONS PROPOSED TO BE ATTACHED TO THE LISTED BUILDING CONSENT

### Time Limit for Commencement of Development

- 1 The works to a listed building hereby permitted shall begin before the expiration of five years from the date of this beginning with the date of this consent.

**Reason:** *To ensure that the development is commenced within a reasonable period of time and to comply with the requirements of section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

### Approval of details

- 2 The works to the Maud Foster Grade II listed structure hereby permitted shall not begin until a written scheme of site management for that structure to minimise any damage and the risk of damage to the fabric of the structure, has been submitted to and approved by the local planning authority, in consultation with English Heritage.

The written scheme shall include:

- (a) survey drawings and photographs of all external parts of the listed building to be affected by the works; and
- (b) a method statement for the works including any protective works that need to be put in place;

**Reason:** *To enable reasonable and proper control to be exercised over the detail of the works.*

### Approval and implementation under these conditions

- 3 Where under any of these conditions the approval (which shall be taken to include any agreement or consent) of the Local Planning Authority is required to any matter, that approval shall be given in writing. Where under any of these conditions the Local Planning Authority may approve amendments to details submitted and approved, such approval must not be given except in relation to changes where it has been demonstrated to the Local Planning Authority that the approval sought is unlikely to give rise to any materially new or materially different environmental effects from those assessed in the Design Heritage and Access Statement.

**Reason:** *To provide for certainty in the approvals and implementation processes and in the interests of proper planning.*