

P13:063

CHANCERY HOUSE, LIVERPOOL
For JCC Building Services LLP

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) Matrix
Planning Application No. **14L/2266**

Approval Granted 05 May 2015

FALCONER CHESTER HALL

P13:063– updated – 15 April 2016

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Key:	Pre Commencement Conditions to be submitted prior to start on site	Planning Conditions to be discharged	Information ready to submit	Information submitted to planners awaiting discharge of conditions	Discharged
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FCH	–	FALCONER CHESTER HALL
LLP	–	JCC BUILDING SERVICES LLP
NU	–	NU CONSTRUCTION
RIDGE	–	CLIENTS AGENT
CE	–	CIVIC ENGINEERS
M&E	–	M&E SUB-CONTRACTOR
LPA	–	LOCAL PLANNING AUTHORITY

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No	Condition	Reason	Action	Status, Date Discharged
1	The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.	REASON: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.	Statement no action required	
2	The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the local planning authority:	REASON: To ensure that the development is carried out in accordance with the approved plans and within the parameters of the grant of planning permission.	Statement no action required	
(i)	Drawing Numbers: P13-063-02-91-001/ 002/ 003/ 004/ 005/ 006/ 007/ 008/ 009, P13-063-02-04-001/ 002, P13-063-02-03-001B/ 002B/ 003A/ 004C/ 005/ 006/ 007B/ 008A/ 011A/ 012A/ 013/ 014A/ 015/ 016/ 017A/ 018A/, P13-063-02-05-001A/ 002A/ 003A, P13-063-02-04-003/ 004.		Statement no action required	
(ii)	Supporting Documents: Design and Access Statement, Transport Statement, Environmental Noise Report, Tree Report, Drainage Strategy.		Statement no action required	

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3	Prior to their implementation, details of the following shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details to the satisfaction of the local planning authority before the development is occupied/brought into use:	REASON: These details are not included in the application and the Council wishes to ensure that they are satisfactory in accordance with Policies HD4 and HD18 of the Liverpool Unitary Development Plan.		
	(i) location, design, height, orientation and luminance of any external lighting;		LPP statement - The only external lighting will be down the access alley between the new and old buildings, and 2no uplighters in the apartment entrance recess. Refer to FCH drawing P13-063-04-32-006A for location of uplighters.	
	(ii) location, design and orientation of CCTV systems.		LPP statement - No external CCTV is currently being installed	
4	Prior to commencement of development, samples or specifications of all materials to be used in the external construction of the new elements, including the roof alterations and link bridge, shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented	REASON: To ensure a satisfactory external appearance in accordance with Policies HD4 and HD18 of the Liverpool Unitary Development Plan.	NU – Samples required of all the external materials: - Corten Zinc Glazing system Opaque glass Granite	Date submitted 22.09.2015

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	in accordance with the approved details to the satisfaction of the local planning authority before the development is occupied/brought into use.		<p>Render</p> <p>Louvers</p> <p>Plant room lovers</p> <p>Roof covering</p> <p>Slate / terracotta tiles</p> <p>Ridge vents</p> <p>Eaves vents</p> <p>Reglit</p> <p>Soffit cladding</p>	
5	<p>A sample of any new brick, terracotta or clay tile to be used for the purpose of repair or reinstatement to any part of the properties or for the formation of new window and door openings or other external works shall be submitted for written approval by the local planning authority before work commences. The new brick, terracotta or clay tile should match the original materials in material, size, colour and texture. The scheme shall be implemented in accordance with the approved details to the satisfaction of the local planning authority before the development is occupied/brought into use.</p>	<p>REASON: To ensure a satisfactory external appearance in accordance with Policies HD4 and HD18 of the Liverpool Unitary Development Plan.</p>	<p>NU – To provide closest match brick if carrying out repairs etc for submission. Samples possibly required are as follows: -</p> <p>Existing brickwork (closest match)</p> <p>Slate / terracotta tiling to the existing roof</p> <p>It is possible Liverpool's Conservation officer could confirm their requirements of both the above samples preferred.</p> <p>NU – to provide a copy of the conditions report</p> <p>CE – To provide a copy of all</p>	

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			brickwork repair drawings and specification to all the external fabric of the existing building.	
6	<p>All brickwork and re-pointing shall be carried out using an appropriate hydraulic lime mortar mix without coloured additives, plasticizers or other additives. Any re-pointing shall be kept to the minimum that is structurally necessary and kept within the confines of the joint and slightly recessed from the face of the brickwork. All brickwork joints shall be finished neatly and cleanly with the mortar brushed slightly back from the arrases. There shall be no "buttering-up" of joints with mortar flush with the brickwork. The face of the mortar joint should be hammer stippled with a stiff bristled brush prior to the mortar going off to compact the face and slightly expose the aggregate. A sample of the mortar and proposed work (approximately 1 square metre) shall be prepared for inspection and agreed in writing by the local planning authority before the work is carried out.</p> <p>The pointing works shall be implemented in accordance with the approved details and</p>	<p>REASON: In order to ensure that these details are satisfactory in accordance with Policies HD4 and HD18 of the Liverpool Unitary Development.</p>	<p>NU – A sample panel is required prior to any works being carried out. Confirmation and location to all repairs and repointing to all existing elevation's is required to discharge this condition.</p> <p>FCH can confirm the specification currently in the tender was confirmed as acceptable by Liverpool Conservation.</p>	<p>Date submitted 22.09.2015</p>

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	completed to the satisfaction of the local planning authority before the development is occupied/brought into use.			
7	Approval of the following details shall be submitted to and approved in writing by the local planning authority and the relevant works shall not commence until all the stated details have been approved:-	REASON: To ensure the satisfactory preservation of the historic building in accordance with Policy HD4 of the Liverpool Unitary Development Plan.		
	(i) details of all new windows, such details shall include all sill, lintel, jamb and reveal details, sectional and working drawings drawn at 1:5 or similar scale including glazing bars. Where new windows are to match existing, details of both shall be submitted;		<p>NU – Details required from appropriate sub-contractors is required for submission to discharge this condition.</p> <p>NU – To provide conditions report and repairs required.</p>	
	ii) design details/ schedule of all new external and internal doors to be used, including cross sectional drawings at 1:2 scale (or similar);		<p>FCH – Internal Doors - Samples have been provided on site as part of the show apartment to discharge this condition for the new internal doors. Anne-Marie Piedot and Chris Griffiths have seen this in a meeting held on site on Wednesday 30th March.</p>	

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			NU - External Doors – Updated information required for all external doors from sub-contractors.	
	(iii) a sample of the proposed patent glazing;			
	(iv) a schedule of all new roof-lights, including cross sectional drawings at 1:5 scale (or similar). This shall include details to show the precise dimensions of the roof-light, the method of operation (i.e. top hung) and mode of installation. For the avoidance of doubt, all new roof-lights should be of metal construction and conform to an approved conservation type		<p>FCH – 2 no roof lights have been specified 1500x1400mm from Lumen conservation roof lights to apartment 18 bedroom 2 and 3.</p> <p>Refer to information supplied by lumen.</p> <p>FCH can confirm details have been provided to Liverpool planning and conservation previously.</p>	
	(v) full design details of the new roof extensions/works of alteration to accommodate the turret link and link to the new extension. Notwithstanding any details shown on the plans matching roof tiles should be used unless otherwise agreed in writing;		<p>FCH – To provide details for submission. Refer to FCH drawings</p> <p>Turret - P13-063-04-27-004 and P13-063-04-27-005.</p> <p>CE – To provide all remedial works for opening up / demolitions where required.</p>	

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			Extension has been omitted	
	(vi) full design details of the new link bridge extension.		<p>FCH - To provide current drawings for submission</p> <p>CE – To confirm all openings up to the existing facade supports and repairs for the new connections.</p> <p>NU – To provide sub-contractors drawings for submission for the reglit</p>	
8	Full details of the specification for external roof works, including the new roof slopes and any measures to ventilate the roof shall be submitted for approval by the local planning authority. Work shall be undertaken strictly in accordance with the approved schedule and specification. This shall provide, as far as is practical, the reuse of the original slate covering on a like for like basis (e.g. in relation to the repair and reconstruction of the principal rear chimney stack). Slates temporarily removed from the building shall be sorted and stored securely on site for re-use.	REASON: To ensure a satisfactory external appearance in accordance with Policies HD4 and HD18 of the Liverpool Unitary Development Plan.	<p>FCH – To provide details for submission</p> <p>CE – To confirm all openings up to the existing facade / roof supports and repairs for the new connections.</p> <p>NU – to provide a conditions report for the existing roof and confirmation of all repairs and lead work to be carried out.</p>	

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9	Details of the proposed external decorative finishes and colour scheme to all external joinery, exposed metal and steelwork, rainwater goods etc. shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.	REASON: To ensure a satisfactory external appearance in accordance with Policies HD4 and HD18 of the Liverpool Unitary Development Plan.	<p>FCH –Residential. Windows are to be RAL 7011 gloss to the existing timber windows externally. White internally to the apartments</p> <p>Retail space timber windows are to be RAL 7011 gloss internal and externally.</p> <p>NU – To provide sub-contractors drawings for submitting to discharge this condition.</p>	
10	All new/replacement gutters, rain water goods and soil pipes shall be in cast iron with a matching profile to the original pipes and guttering and painted in a colour to be agreed in writing by the local planning authority.	REASON: To ensure a satisfactory external appearance in accordance with Policies HD4 and HD18 of the Liverpool Unitary Development Plan.	`	
11	Details of the proposed system of internal partitioning and lowering of any ceiling/ raising of any floor levels shall be submitted to and approved in writing by the local planning authority prior to the commencement of such works. The details to	REASON: To ensure the satisfactory preservation of the historic building in accordance with Policy HD4 of the Liverpool Unitary Development Plan.	<p>FCH – To provide details for submission</p> <p>NU – To lease with Liverpool Conservation regarding the instillation method and protection</p>	Date submitted 22.09.2015

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	clearly show the method, fixing and positions of such installations to the original building fabric and should on no account cause or lead to the loss of any of the original decorative or historic detailing. The scheme of works to be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use.		of listed decorations where required.	
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INFORMATIVES

Reasons for Approval - Positive Planning

The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Liverpool Unitary Development Plan 2002. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning applications and have implemented the requirement in NPPF para 187.

Liverpool expects strict compliance with all conditions attached to planning decisions. Conditions particularly pre-commencement conditions require submission to and approval in writing by local planning authority before any works start. Failure to discharge conditions before commencing development could result in the development being unlawful. Central Government regulations since April 2008 now mean that a fee is normally payable to formally discharge planning conditions.

OTHER CONSENTS

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building alterations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with Building Control (Email: building.control@liverpool.gov.uk Tel: 0151 233 4458/ 4467). Where a building regulations approval is obtained and this requires changes from your planning permission, revised drawings must be submitted to the Divisional Manager Planning.

COMPLIANCE WITH THE PERMISSION/CONSENT

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

APPEALS TO THE PLANNING INSPECTORATE

If you are aggrieved by the decision of the city council as local planning authority then you can appeal to the Planning Inspectorate. Please note, only the applicant possesses the right of appeal. If you want to appeal, then you must do so within six months of the date of issue of this notice.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the

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internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you do not have access to this service, forms can be obtained from the Planning Inspectorate at 315a Eagle Wing, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0117 372 6372 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk). You must use a Listed Building Consent or Conservation Area Consent Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.

PURCHASE NOTICES

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

COMPENSATION

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

NEW RESIDENTIAL DEVELOPMENT

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact the cable TV provider.

PUBLIC NOTICE – PARTY WALL ETC. ACT 1996

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences.

You are advised to engage the services of a private surveyor to act on your behalf in any formal private procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.

Failure to comply with the Act may result in civil action being taken against you.