



DISCHARGE OF CONDITIONS APPLICATION

AT

WADDINGTON OLD HALL

DISCHARGE OF CONDITION SUPPORTING REPORT

BY

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DOC-2.00- April 2025

1.0 This report relates to the following planning approval and listed building consents and associated conditions to discharge:

Ref: 3/2022/1143
Planning Approval (PP)
Conditions to be discharged: No.4.

Ref: 3/2022/1144
Listed Building Consent (LBC)
Conditions to be discharged: No. 4, 5 and 6.

The conditions to which this application relates are noted below and underlined, with associated comments highlighted in **bold**.

2.0 CONDITIONS PP-No.4, LBC - No.5

Prior to any work commencing on the rear extension, including demolition, details of the methodology for removal of the existing extension, samples of materials and methodology for the erection of the replacement extension, shall have been submitted to and approved in writing by the Local Planning Authority. The extension, including demolition, shall thereafter be carried out in accordance with the approved details and thereafter retained as such.

• Demolition and Construction Methodology;

All works to be carried out in line with Health and Safety Regulations and to Building Regulations

Demolition:

- **Existing building to be considered and where required protected from construction works.**
- **Careful strip out existing electric and plaster off wall**
- **Careful removal glass panels with associated fixings to be removed from the existing walls.**
- **Careful remove existing timber structure**
- **Break up existing floor slab with associated protection to listed building structure.**

Construction

- **Excavate for new footings and services to required levels to meet building control requirements.**
- **Installation of new ducting and services as required.**
- **New footings to be poured with concrete to meet building regulations and structural engineers details to ensure the structure does not have any direct impact on listed building existing structure.**
- **Install new supporting steel structure.**
- **Stonework up to roof level including new chimney**
- **Roof structure and windows / doors**
- **Plaster board and first fix plumbing and electric**
- **Skim walls and fit flooring**
- **Decoration**
- **2nd fix plumbing and electric**

• Materials;

Refer to the below imagery:



External Sandstone sample.



External and internal glazing and hallway door by Bronze Casement.



Single ply membrane around roof light.

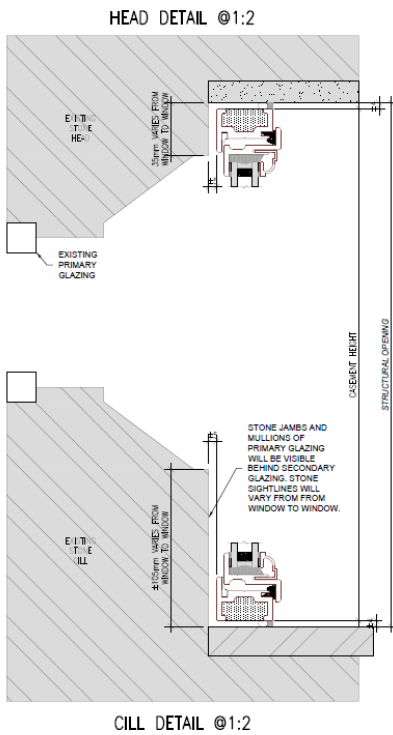
3.0 CONDITIONS LBC - No.4

Details of the proposed works for the secondary glazing to including detailed methodology of the fixings for windows W5 and W6 situated in the main reception hall shall have been submitted to and agreed with the Local Planning Authority prior to commencement of this element of the work. The scheme shall thereafter be implemented in strict accordance with the approved details.

METHOD STATEMENT FOR SECONDARY GLAZING

- Wall cleaned and prepared.
- Holes drilled into stonework for fixing and raw plug installed.
- Brass screws through frame into raw plug to fix bronze casement frame, glazing installed and beaming fixed.
- Refer to detail below for fixing.

Bronze Casement window detail. Not to scale.



4.0 CONDITION LBC - No.6

Notwithstanding the submitted details, no works shall be undertaken with regards to the replacement porch door until details of the proposed materials and design, together with a detailed methodology of the proposed works, has been submitted to and approved in writing by the Local Planning Authority prior to this element of the scheme being commenced. The scheme shall thereafter be carried out in accordance with the approved details and retained as such.

METHOD STATEMENT FOR SECONDARY GLAZING

- Existing door carefully removed.
- Wall cleaned and prepared.
- Holes drilled into woodwork for fixing and raw plug installed.
- Brass screws through frame into raw plug to fix bronze casement frame, glazing installed and beaming fixed within existing opening.
- Refer to Bronze Casement drawing for further detail.

Material by Bronze Casement as per imagery provided.