

DISCHARGE OF CONDITIONS APPLICATION REPORT

AT

**THE GRAND AT CLITHEROE
14-18 YORK STREET
CLITHEROE
BB7 2DL**

BY

SUNDERLAND PEACOCK AND ASSOCIATES

7157-DOC-1.00- APRIL 2026

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

LISTED BUILDING CONSENT (LBC)

APPLICATION NO: 3/2025/0436

Listed Building Consent for proposed external repairs, window replacement and fenestration amendments, painting of exterior, re-roofing, external sign.

Conditions to be discharged: No.3, 4, 5, 6.

PLANNING PERMISSION (PP)

APPLICATION NO: 3/2025/0437

Description: Planning Permission for proposed external window alterations and former shop front alteration. External painting and signage.

Conditions to be discharged No. 3, 4, 5, 6.

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

2.0 CONDITIONS LBC-No.3, PP - No.3

Notwithstanding the submitted details or specifications of all new or replacement materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Refer to drawing 7157-R01-A denoting the materials and colours of materials to be used.

Small associated areas of failed render as required to be knocked off and replaced to match existing with associated finishes, painted finish to create uniformity.

3.0 CONDITIONS LBC-No.4, PP - No.4

Notwithstanding the submitted details, prior to any repair works being undertaken to the existing windows and doors, precise details including a schedule and methodology of window joinery repairs to each window, including details of any replacement ironmongery and glazing shall have been submitted to and approved in writing by the Local Planning Authority.

Repair methodology as follows:

- **Test the putties for asbestos and the paint for lead.**
- **Screen the work to allow rubbing down and such without harm to building occupants.**
- **Protect the glazing and ironmongery of frames selected for repair.**
- **Remove all loose paint and putties by hand.**
- **Carefully pry off the stop beads, clean and set aside for re-use.**
- **Carefully take off the fixed ironmongery, clean, oil sash pulleys, label each item with its exact source location and set aside for re-use.**
- **Probe for rot and mark-up the frames, casings, beads and sills with the extents.**
- **Grade 2, or equivalent stored and fixed with an appropriate moisture content. Stop and prime new work.**
- **Bench repair the sashes, de-glazing modern float glass only.**

- Prepare previously painted joinery for decoration and prime as necessary to receive new painted finishes.
- Paint as specified on proposed drawing, concealed and moving parts prior to re-assembly.
- Rehang the windows, ease and adjust, including renewing fixings as required.
- Complete decorations.
- Refix existing ironmongery.
- Final ease and clean.

4.0 CONDITIONS LBC-No.5, PP - No.5.

Prior to their installation (where applicable), section details at a scale of not less than 1:20 of any new replacement windows, rainwater goods, guttering or doors shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

The windows will be made in sapele timber, mock sash, top hung and double glazed. Painted in F&B Wevet as image below. New hardwood timber door to office entrance



New hardwood timber door to office entrance No.18, Howdens Joinery regent, painted farrow and ball stifkey blue.

5.0 CONDITIONS LBC-No.6, PP - No.6.

Prior to their commencement, detailed methodologies (including extents of any replacement fabric/materials) in relation to the render repairs, roof repairs and chimney repairs shall have been submitted to and approved in writing by the Local Planning Authority. The repair works shall thereafter be carried out in strict accordance with the approved details.

Render repairs to match like for like in isolated sections. Made good to match existing and painted.

Roof repairs - re-roofing throughout. Any timber structure repairs to match existing and sensitively installed.

Chimney repairs - Isolated repairs to make good. Any material replacements to be like for like and progressed as approval drawing 7157-R01-A.