

Conditions of Planning Permission Granted for St Mary's Church, Devizes.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

The project is due to commence on site within the three year period stipulated. Work can only start once the relevant planning conditions have been signed off by the Local Authority and Full Faculty Approval has been granted by the Chancellor of the Church of England.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents.

The design will be in accordance with documents submitted to the local authority.

3 No development above slab level shall commence on site until details and samples of all new materials, including roofing, walling and hard landscaping, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

The design team is working together to develop a coherent design that complements the historic significance of the building, the setting and character of the conservation area. The design team will ensure that sufficient details are submitted for approval as requested.

4 No works shall commence in respect of the construction of the stone walling hereby permitted until a sample panel, not more than 1 metre square, for the new section of wall has been constructed, inspected and approved in writing by the local planning authority. The wall shall be constructed in accordance with the approved details prior to the first use of the extension hereby permitted.

The design team is already liaising with the Principal Conservation Officer in order to choose the most appropriate stone and construction for this setting, and a sample panel will be built for approval as requested, before work commences.

5 All hard landscaping shall be carried out in accordance with the approved details prior to the first use of the extension hereby permitted.

All landscaping will be complete in accordance with the design to provide a much improved and safer approach and useable public area around St Mary's Church.

6 No works shall commence on site until the trees within the churchyard have been enclosed by protective fencing, in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction - Recommendations.

The protection of trees on the site will be prioritised as suggested, in the interests of visual amenity and to protect wildlife.

7 No service runs shall be laid until details, including their positioning, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The design team will work closely with the archaeologist and mechanical engineer to design the best service runs to be approved by the local planning authority, to ensure the protection of trees on the site.

8 Notwithstanding the details submitted as part of the application, no development shall commence on site until a written programme of archaeological investigation, which shall include on-site work and off-site work such as the analysis, publishing and archiving of the results, along with details of the relocation of the skeletal remains, has been submitted to and approved by the local

planning authority. The programme of archaeological work shall be carried out in accordance with the approved details.

To ensure that buried archaeology is not harmed as a result of the development, a full archaeological study will take place and the report submitted for approval before detailed design is finalised, and works commences on site.

9 No development shall take place on site until details of the proposed slab level in relation to the existing and proposed surrounding ground levels have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The design team will work closely with the archaeologist and structural engineer to design exact slab levels for approval, to ensure the significance of the listed building, its setting and the conservation area are protected.

10 No external lighting shall be installed until details (including lux levels, positioning and angle of lighting) have been first submitted to and approved in writing by the local planning authority. The external lighting shall be installed in accordance with the approved details.

To ensure that protected species are not harmed as a result of the development and in the interests of visual amenity, a detailed lighting scheme will be produced for discussion and approval by the local planning authority.

11 No works shall commence on site until a construction method statement has been submitted to and approved in writing by the local planning authority.

In the interests of visual and neighbour amenity, a full method statement will be developed for approval, to include parking of vehicles, loading and unloading, secure storage of materials, control of dust and dirt, a scheme for recycling and rubbish disposal, and hours of work.

12 The metal-framed windows and doors hereby permitted shall not be installed until full details, including large-scale drawings and sections, and details of precise finish, have been submitted to and approved in writing by the local planning authority. The windows and doors shall be installed in accordance with the approved details.

The design team will issue details for approval by the local authority, to ensure that the significance of the listed building, its setting and the conservation area are protected.

13 No rainwater goods shall be installed until details (including manufacturer, material and finish) have been submitted to and approved in writing by the local planning authority. The rainwater goods shall be installed in accordance with the approved details.

The design team will issue details for approval by the local authority, to ensure that the significance of the listed building, its setting and the conservation area are protected.

14 No works to the listed building shall take place until details of the proposed junctions between the new and existing buildings and the cutting of openings have been submitted to and approved in writing by the local planning authority. The works should be carried out in accordance with the approved details.

To ensure that no harm is caused to the historic fabric of the listed building, details will be issued for approval as requested, further to final detailed design in conjunction with the structural engineer and others.

15 No development shall take place on site until details of how rainwater will be disposed from the new building have been submitted to and approved in writing by the local planning authority. The works should be carried out in accordance with the approved details.

Rainwater drainage details will be submitted for approval to ensure that the site is adequately drained, following consultation with the services engineer and archaeological findings.

16 No development above slab level shall commence until large-scale section and elevation details to indicate the appearance of the eaves and roof edges of the new structure have first been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

The structural engineer will consider the archaeological findings carefully in order to minimise harm to significant findings, before finalising the detailed design of the new structures for approval. This will ensure that the significance of the listed building, its setting and the conservation area are protected.

17 Following the demolition of the vestry, details shall be submitted to and approved in writing by the local planning authority, of any making good to the main church building which is required and for the re-use of salvaged stone. The works shall be carried out in accordance with the approved details.

Details for making good will be submitted for approval following the careful demolition of the vestry, to ensure that the historic fabric of the listed building is not harmed as a result of the development.

18 No works to the south path to enable level access and to provide for drainage runs shall take place until full details of those works have been submitted to and approved in writing by the local planning authority.

The services engineer and landscape designer will work closely and consider the archaeological findings to design and submit the most suitable plans for the south access path and drainage runs, to ensure that the significance of the listed building, its setting and the conservation area are protected.

19 INFORMATIVE TO APPLICANT:

The applicant is reminded that any signage may require advertisement consent.

The applicant is aware and would apply for advertisement consent for signage if or when required.

20 INFORMATIVE TO APPLICANT:

The applicant is requested to give consideration to restoring the existing gates when carrying out the works, in order to enhance the approach to the repurposed building.

The applicant is aware of the condition of the gates and will consider the restoration when carrying out works to the building and surroundings.