



# The Planning & Design Associates

Planning.. Architecture.. Interiors.. Landscape

The Chicory Barn Studio, The Old Brickyards, Moor Lane, Stamford Bridge

York, The East Riding Of Yorkshire, YO41 1HU.

## DISCHARGE OF CONDITIONS – Revision A

July 2022

Conversion of agricultural buildings to 2no. holiday cottages with associated amenity space and parking together with installation of foul drainage system at

Grosmont Farm, Grosmont, Whitby YO22 5QJ

Condition 1 – We confirm that the dwelling units hereby approved shall not be used for residential purposes.

Condition 2 – We confirm that the development will be carried out in accordance with documents GMV-455-04-01 and GM,V-455-04-03 (amended plans and elevations).

Condition 3 – We confirm that the buildings original openings will be reinstated within 6 months of the date of approval.

Condition 4 – We confirm that all stonework and roofing tiles will match those of the existing building.

Condition 5 – See accompanying drawing showing constructional details of doors and windows.

Condition 6 – External door finish to be stained brown.

Condition 7 – Window finish to be stained brown.

Condition 8 – We confirm that the external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling.

Condition 9 – We confirm that the lintels and cills of all new windows will be natural or reclaimed stone to match the existing in terms of dimension, tooling, shape, colour and texture.

Condition 10 – We confirm that no trickle vents will be incorporated into any of the new windows.

Condition 11 – We confirm that all new window frames, glazing bars, external doors and door frames will be of timber construction.

Condition 12 – We confirm that all guttering will be directly fixed to the stonework by gutter spikes.

Condition 13 – We confirm that all rainwater goods shall be coloured black.

Condition 14 – See accompanying drawing showing details of external fixtures. The satellite dishes and meter boxes will be painted stone colour, to match the stone colour of the building and the flues will be matt black finish.

Condition 15 – Bat and bird boxes to be combined bird and bat roost boxes - Schwegler 1MF, 1 fixed to each gable.

Condition 16 – Package treatment plant to be Matrix CLF4 (see accompanying brochure for further information) with sampling chamber so treated effluent quality can be assessed if required and sited min. 10m away from Murk Beck. Drainage field to be sited no closer than 2m from boundary, 10m from Murk Beck and 15m from nearest building. See drainage plan for further details.

Condition 17 – We confirm that the accommodation will only operate as long as the occupants have vehicular access rights across the bridleway.

Condition 18 – We confirm that the external lighting will be Dark Skies compliant and that bulbs will be 2700K (or less) warm white LED bulbs. See accompanying image showing the external light style.