

Additional Validation requirements for LBC applications

Thatching

- Justification for change of materials or ridge details
- Identification of roof slopes either by roof plan or photographs
- Photographs showing any particular defects/problems
- Details of thatcher
- Details/ method statement of thatching

Re-roofing (slate/tiles)

- Justification for the works
- Schedule of works including method of fixing, roof ventilation and insulation
- Identification of roof slopes either by roof plan or photographs
- Photographs showing any particular defects/problems

Re-placement windows

- Justification for the works to explain why the window(s) are beyond repair to include comparative quotes for repair and replacement
- Identification of the individual windows in elevation either by drawings or photographs
- Schedule of windows to specify repairs or replacement
- Photographs showing any particular defects/problems
- Details/ Sections through casements, frames and glazing bars at 1:2/1:5 scale for any replacement windows, including methods of opening and finishes

Please note that double glazed units are unlikely to be acceptable. In addition, that unless the installer is FENSA registered, this work will require a Building Regulations application, but the standards will be relaxed appropriately

Render

- Justification for the works
- Schedule of works including specification for the mix (proportions of lime/sand and additives), method of application and finishes
- Identification of areas/extent of render to be shown (elevations)
- Photographs showing any particular defects/problems

Shopfronts

- Justification for the works to explain why the shopfront is beyond repair to include comparative quotes for its replacement
- Drawings or photographs in elevation to show the shopfront
- Schedule of works to specify areas of repair or replacement
- Photographs showing any particular defects/problems

- Details/ Sections through shopfront including display areas, doorway, frames, fascia and cornice, and glazing bars at 1:2/1:5 scale including any methods of opening and finishes
- Details of any new signage including materials, finishes and any form of illumination

Internal alterations

- Justification for the works
- Plans showing existing layout (including location of room/s in relation to rest of property)
- Plans showing proposed layout (including location of room/s in relation to rest of property)
- Photographs showing any details/features to be removed, altered or investigated
- Cross Sections where appropriate
- Details of new joinery for example, doors, architraves, skirtings, picture rails, staircases, balustrades etc
- Schedule of repairs where appropriate for example plaster repairs, repairs to decorative features, flooring etc

New Flues/ Vents/ Mechanical Ventilation/Extractors/ Chimneys

- Justification for the works to illustrate that all other options have been explored for the installation of new heating systems/ flues ie. using existing chimneys. Equally details of all new vents and extractors or alterations to the existing chimney stack.
- Plans / elevations or photographs as existing
- Plans / elevations or photomontage as proposed to show exact location of flue/vents/extractors/chimneys
- Details of the new flue/vents/extractors/chimney including dimensions and drawings where appropriate

NB. A written explanation of the proposed works should include:

- an assessment of the impact of the works on the significance of the asset (see guidance notes on Statement of Significance)
- a statement of justification explaining why the works are desirable or necessary (this should include development appraisal where appropriate)
- an archaeological assessment or field evaluation and a mitigation strategy where important archaeological remains may exist, and
- when works include significant elements of demolition or rebuilding a structural report by an engineer familiar with heritage assets, which identifies defects and proposes remedies

For details of heritage assets and designated heritage assets, including listed buildings, scheduled monuments, buildings in conservation areas, etc, please refer to:

Planning Policy Statement 5 (Planning for the Historic Environment)

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

and the accompanying practice guide PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide <http://www.english-heritage.org.uk/publications/pps-practice-guide/pps5practiceguide.pdf>

Planning Portal

If there are any queries regarding the above details please contact the relevant planning teams in the first instance. See details below

http://www.eastdevon.gov.uk/planning_team_staff