

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PR201 Rev B, PR101 Rev A, PR200 Rev A, PR000 Rev A, PR300 Rev A, PR103 Rev A, EX000, LOC 01, EX201, PR100, EX101, EX300, EX200 and EX100.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used must match as closely as possible, in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The second floor window on the south east elevation shall be obscure glazed to Pilkingtons Level 3 or greater, with a top opening light and no opening parts less than 1.7 metres above the floor level of the main landing. Once installed the window shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 No development shall commence until:
 - a) A Preliminary Ecological Appraisal (PEA) (including any subsequent mitigation measures & biodiversity enhancements)
 - b) A surface water drainage plan;have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall then be implemented prior to first occupation and maintained for the lifetime of the development.

Reason: To avoid harm to protected species and provide biodiversity net gain as required by DM 11 and national planning policy.