**Chancel Cottage – discharge of conditions**

**17/00589/DISC**

 **Condition 4 – windows and doors**

Windows and doors to extension - I have not come across bronze door and windows before and would like some additional information in order to assess the visual impact on the property. Would it be possible for details of the company producing the doors and windows and the specific model to be forwarded please.

* There are concerns with the proposal for a door canopy which protrudes forward of the face of the building. This is not proposed as part of the original application.

Window to principal property - The proposal for a casement window is acceptable. The window needs to have slim-lite double glazing (not standard double glazing). It is difficult to tell the width of the glazing with the plans at 1:20 scale.

Further information is required about the proposed window seat – is this existing? Does it form part of the listed building consent? I don’t think it can be dealt with by this condition if it isn’t an existing or consented element.

**Condition 6 – external facing materials**

There are no objections to the material proposed (subject to comments on door and window materials above). It is noted that a stone sample panel will be constructed as part of condition 6 of the listed building consent. It would be useful for a sample of the proposed slate to be submitted too.

**17/00589/DISC**

**Condition 5 – external construction works**

The general principle of the proposals is considered acceptable, but is lacking in detail on the specific elements. I see this is a pre-commencement condition, but think it would be better for this to be dealt with pragmatically.

For example it would appear that they have not investigated the roof yet and we would require full details of proposed underlay etc if it needs to be replaced. Similarly it would be more useful for the contractor appointed to carry out the work to detail how it is to be done (in terms of rebuilding of sections of stone wall etc) rather than a generic description. Here are elements which have not been dealt with at all including rainwater goods, decorative features and fenestration. If there are to be no changes this needs to be clearly stated.

Is there any way we can deal with this as an open ended condition and deal with the individual items as they arise?

**Condition 7 – doors and windows**

Comments as above on full application

**Condition 11**

No objection to discharge of condition.