

19/01419/DISC

Cedar Lodge, North Side, Steeple Aston

Discharge of condition 4 (schedule of materials), 5 (cross section and colour / finish), 7 (French drain details) and 8 (stone floor method statement) of 19/00532/LB

Condition 4 (and Condition 5 of 19/00531/LB)

Prior to any groundwork relating to the extension hereby approved a schedule of materials including samples where appropriate, and full details of openings at a scale of 1:20 including cross sections, shall be submitted to and approved in writing by the Local Planning Authority.

- There are no objections to the use of blue / grey slate, but further details or a sample are required. The quality and provenance of the slate will be the key issue.
- There are no objections to the use of ply membrane on the linking sections of the roof.
- There are no objections to the use of lead on the top of the roof extension, but concerns that lead is shown wrapping over the existing stone boundary wall.
- There are no objections to the use of Stoke Ground base bed for the ashlar / architectural details, but a sample should be provided.
- Further details are required of the proposed stone to be used on the walling of the extension and a sample to be provided. This is of particular relevance as the intention is that it should match the main house.
- Details are required of the 'openings' ( windows and doors) to the extension.
- The details submitted as part of the additional information for the doors and windows to the extension show standard double glazing with applied glazing bars. This needs to be slimlite double glazing with integral glazing bars.

Condition 5

Prior to the installation of the window in the eastern facing gable, full details at a scale of 1:20 including cross section and colour / finish, shall be submitted to and approved in writing by the Local Planning Authority.

- The only 'opening' details appear to relate to the WC on the main house. This is shown as having 24mm double glazing which is unacceptable on the listed building and will not match the profiles of the existing windows (this was raised by email 7/6/2019). The glazing bars also not appear to be genuine and integral to the window frame.
- There are no objections to the window being painted white. It is assumed that the window will be constructed of timber not just finished in timber.
- The additional information submitted implies that that information already submitted is sufficient to discharge the condition.

Condition 7

Prior to the extension of the French drain, full details of the works shall be submitted to and approved in writing by the Local Planning Authority.

- It is appreciated that full drawn details have been provided of the French drain, but it would be useful for an accompanying written explanation / justification / method statement. In particular justifying the use of the various products (including insulation board on the exterior) and how this will impact on the historic fabric.
- **Sufficient justification has now been provided and this can be discharged.**

#### **Condition 8**

Prior to the works to the stone floor in the family room, a method statement for the works, to include details of the proposed insulation and waterproof membrane shall be submitted to and approved in writing by the Local Planning Authority.

- Information has been submitted in relation to the works to stone floor in the family room (which was included within the application), but it is also clear from the plans that there are proposed works to other areas of flooring which weren't mentioned during the application. It is unclear whether the information submitted as part of this discharge of conditions can be used to effectively grant consent for these items.
- I have been on site and seen the issue with some areas of the floor (where the timber floor boards and wall plate are sitting directly on the ground in some areas) and agree that a solution needs to be found. If this format can be used to effectively give consent for these works the information about why the work needs to be undertaken should be set out in written format so there is a formal record.
- The information is provided in drawn format, but there is no back up information about why particular products (mentioned in the condition) have been used and the impact these will have on the historic fabric. A written method statement to accompany the drawings would assist with this.
- **The additional information provides a sufficient justification for the works.**
- **A decision needs to be made about whether the works to floor throughout the ground floor can be considered as part of this discharge of conditions application.**

