



STUDIO HALLETT IKE

Garden Studio - Chancel Cottage

**Planning Conditions
07th Mar 2022**

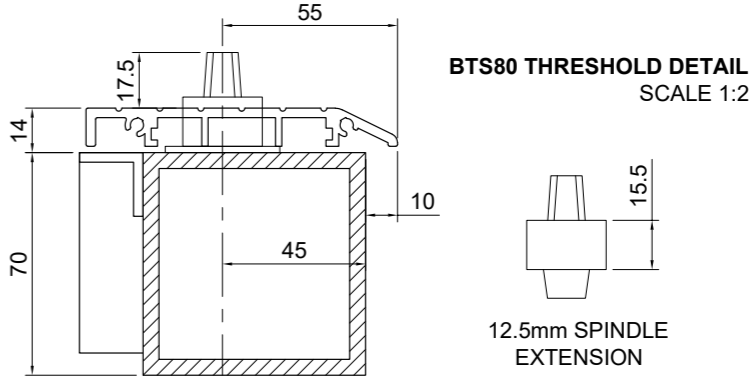
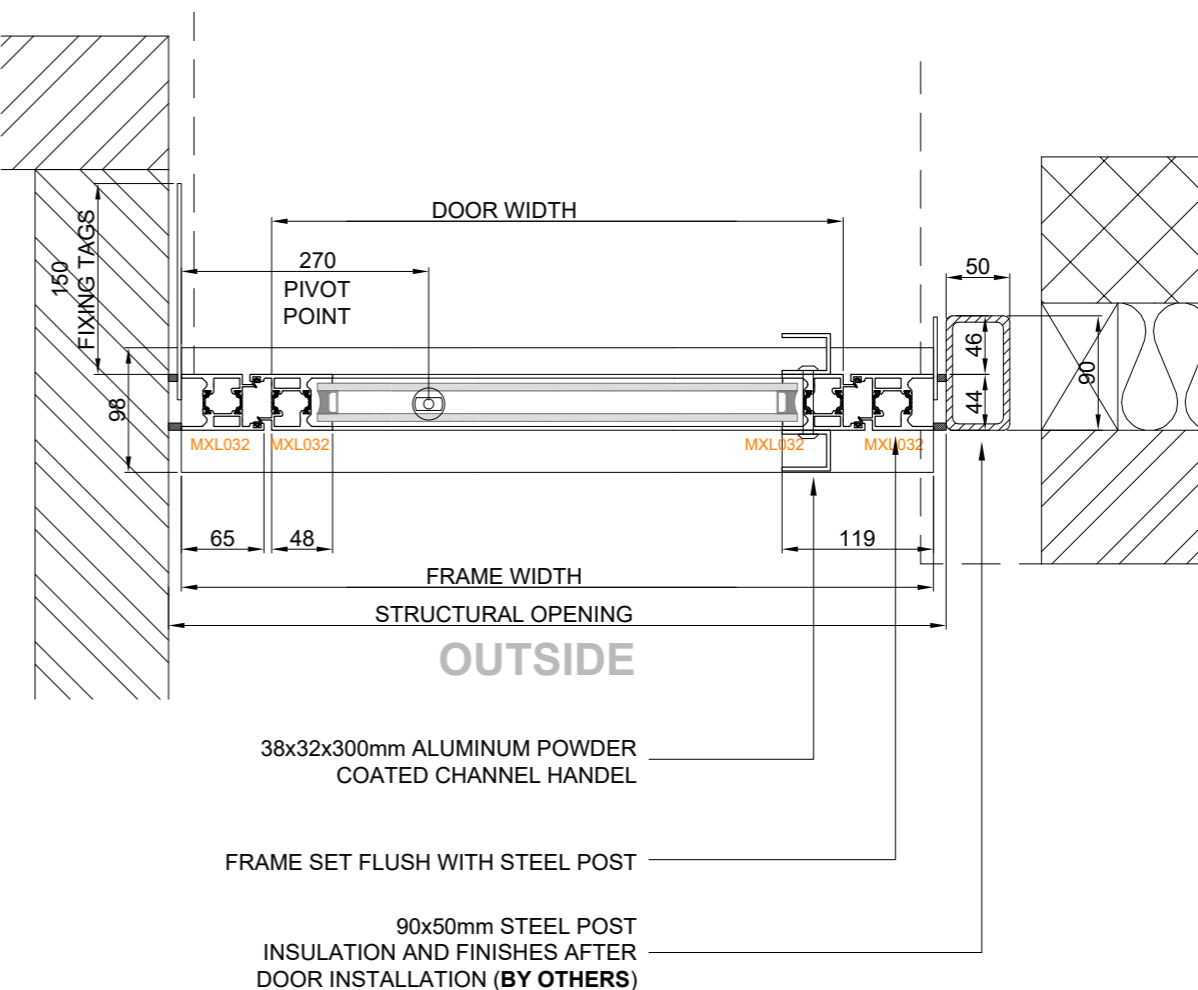
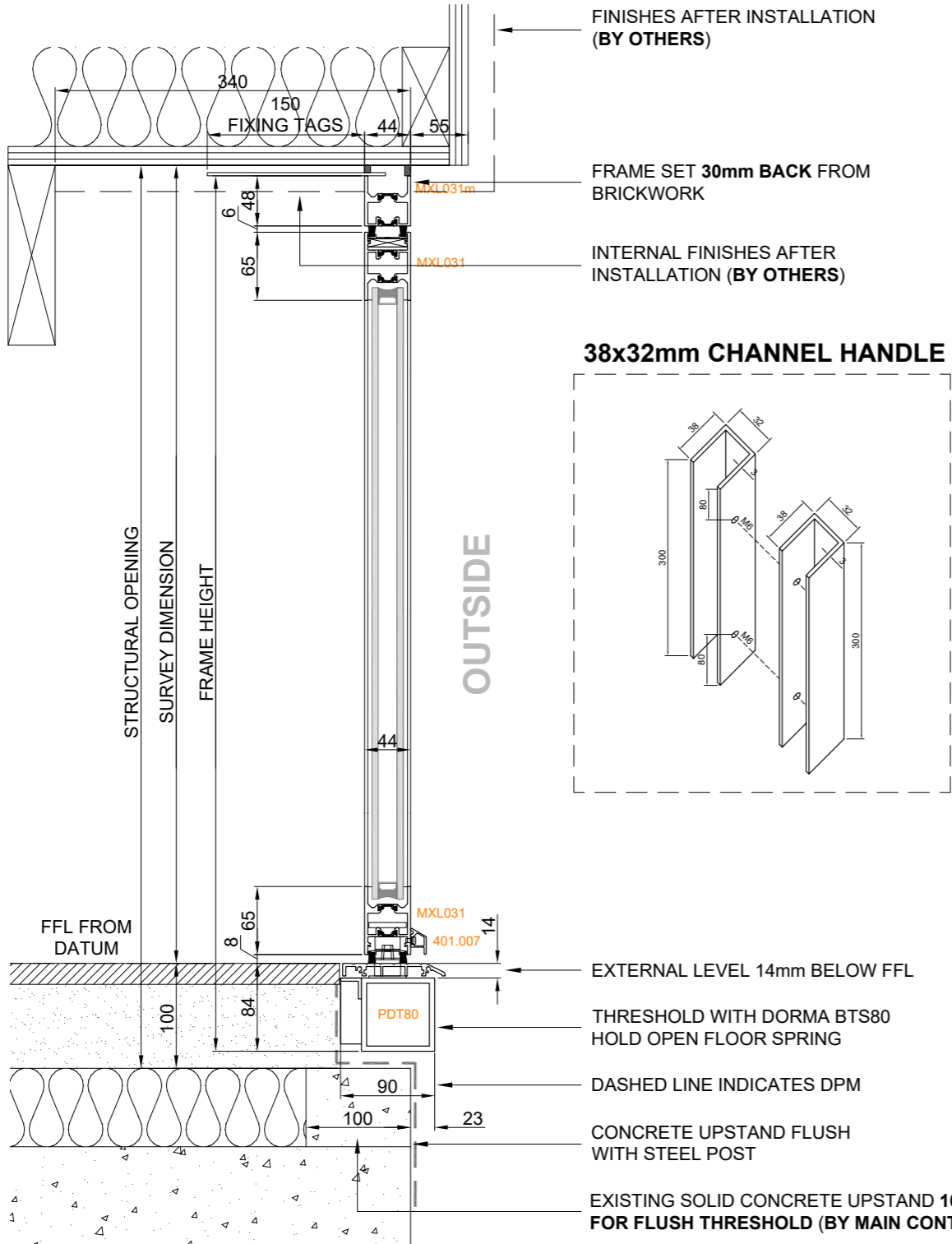
Planning Condition Schedule

No	Condition	Sign off	Action
1	Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.	N	N/A
2	Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the information contained within the application form and the following approved plans: Heritage Statement, Planning, Design and Access Statement, and Drawing No's: 017_0001, 017_2000, 017_2001, 017_2002, 017_2005, 017_2100, 017_2101, 017_2200 and 017_2201.	N	N/A
3	No development shall commence above slab level unless and until full details of the windows and doors joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, cross sections and colour / finish and the drawings shall be at a scale of not less than 1:10 or 1:5 where required by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.	Y	Submit on planning portal - typical scale details of: Fixed windows - L2i Pivot door - Maxlight Rooflight - Neo conservation Can be submitted with condition 6
4	No development shall commence above slab level unless and until Samples of the slates to be used in the covering of the roof of the outbuilding have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the samples so approved and shall be retained as such thereafter.	Y	Leave sample on site - to be viewed at the same time as condition 5
5	Notwithstanding the details submitted, no development above slab level shall take place unless and until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed material, bond and pointing technique. The sample panel shall be constructed in a position that is readily accessible for viewing in good natural daylight. The development shall not be constructed other than in accordance with the approved sample, which shall be laid, dressed, coursed and pointed using a lime based mortar and shall not be removed from the site until completion of the development. The development shall be retained as such thereafter.	Y	Contractor to form sample panel of stone, 1m x 1m including pointing - to be viewed on on site at the same time as condition 4
6	No development shall commence above slab level unless and until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:- •details of the proposed shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas; •details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation; •details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps; •details of the means of enclosure and other walls/fences/gates. The development shall be carried out in strict accordance with the approved details and the hard landscape elements shall be carried out prior to the first occupation of development and shall be retained as such thereafter.	Y	Submit on planning portal - landscaping plan with information listed on drawing. Can be submitted with condition 3
7	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.	N	N/A
8	The outbuilding hereby approved shall not be used or occupied at any time other than for purposes ancillary to the existing dwelling house and as such shall not be sold, leased or used as an independent dwelling unit.	N	N/A

Condition 3 Pivot Door - Maxlight F MAX

DGU SPECIFICATION: 6mm CLEAR TOUGHENED / 18mm BLACK ARGON CAVITY / 6mm CLEAR TOUGHENED - SOFT COAT A1.0

FRAMES: POLYESTER POWDER COATED ANTHRACITE GREY RAL 7016 MATT
ALL BRUSHES AND SILICONE SEALS BLACK



Project Grade
C2



Unit 29-32,
Victoria Industrial Estate
Victoria Road
W3 6JU
T: 020 8896 0700
www.maxlight.co.uk

Revision	Date	Comments
0		
A		

Project

Title

F-MAX ALUMINIUM PIVOT DOOR DETAILS

Drawn by Daniele Chiaro

Survey by

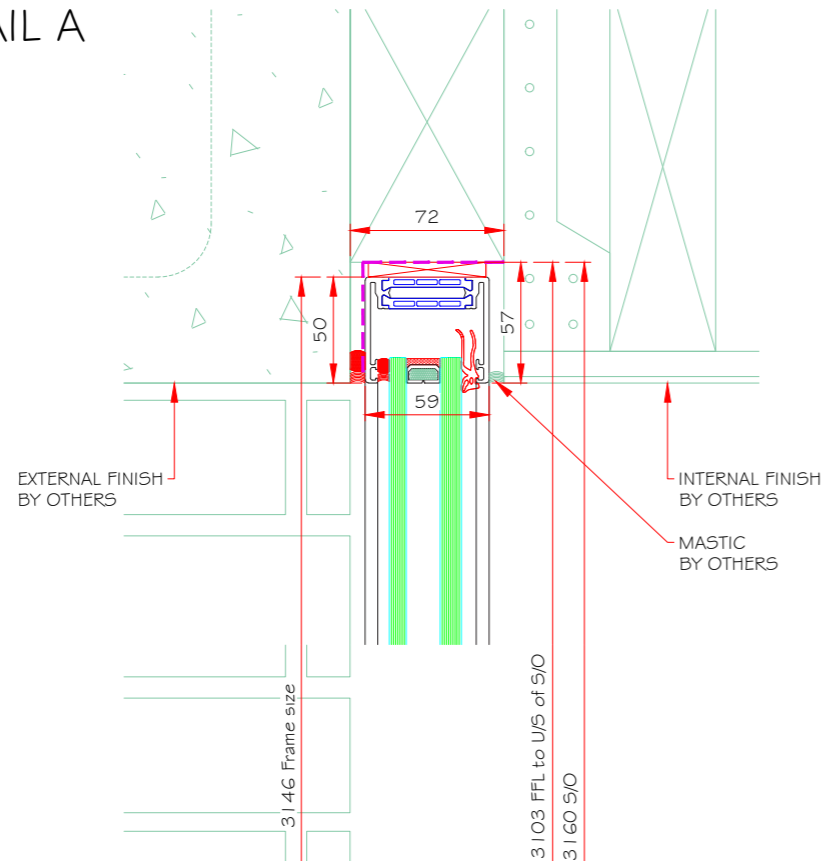
Site contact

Scale 1:5 @ A3

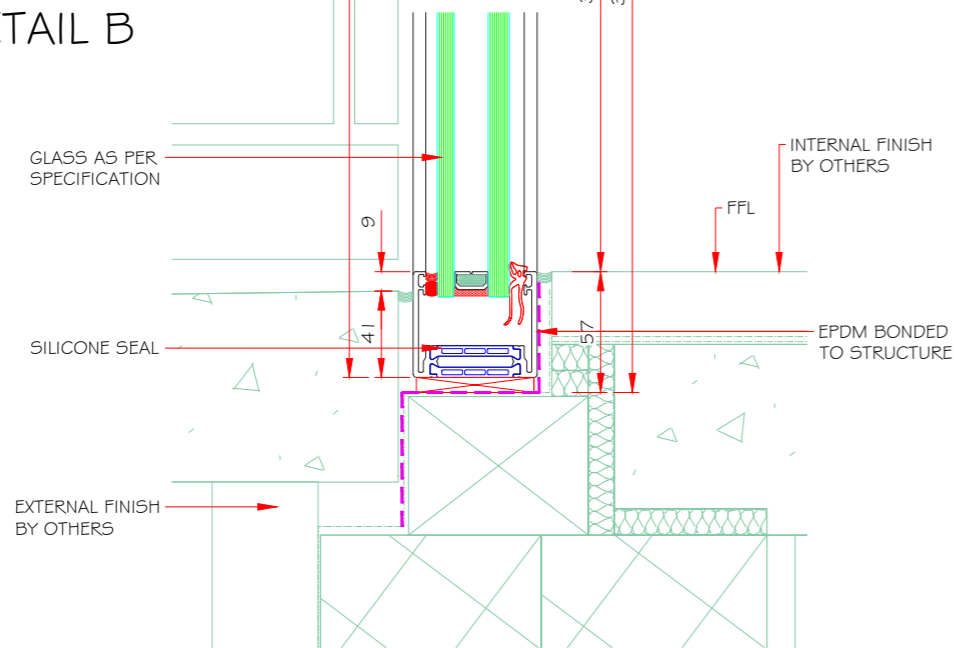
Project ref:

Condition 3 Fixed Windows - L2i

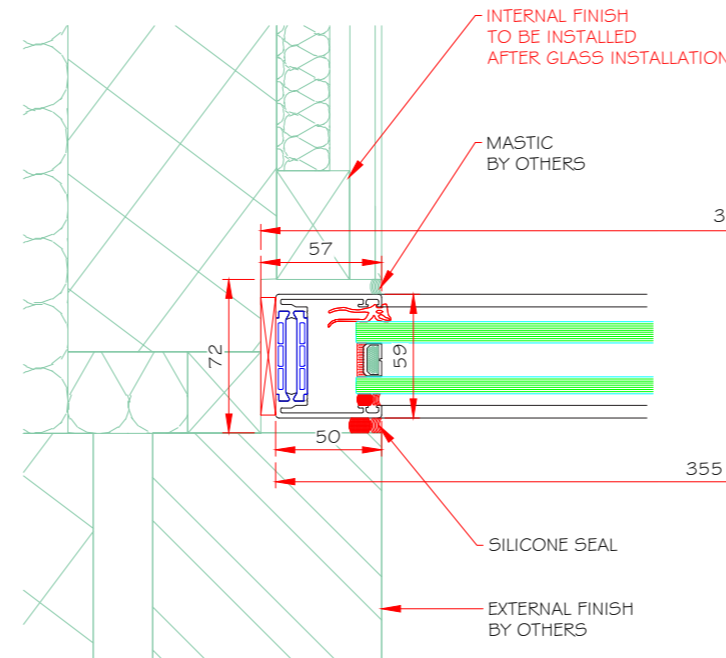
DETAIL A



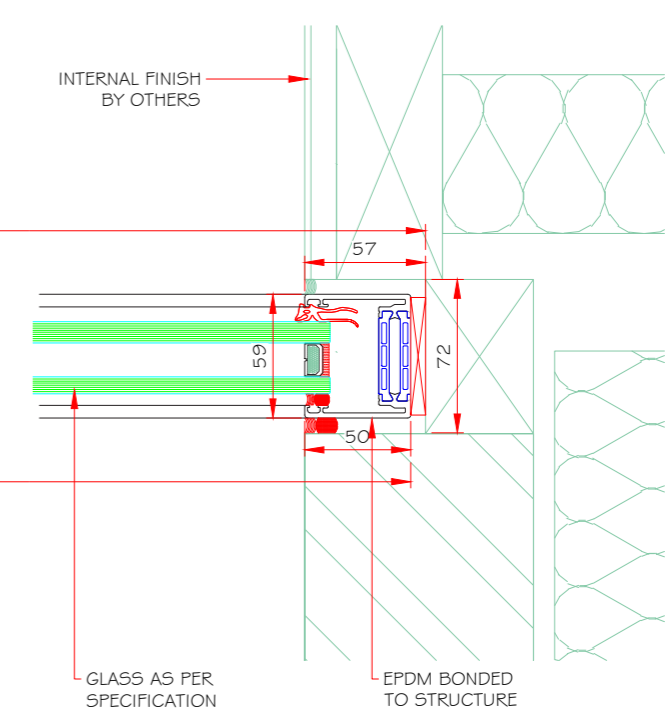
DETAIL B




DETAIL C



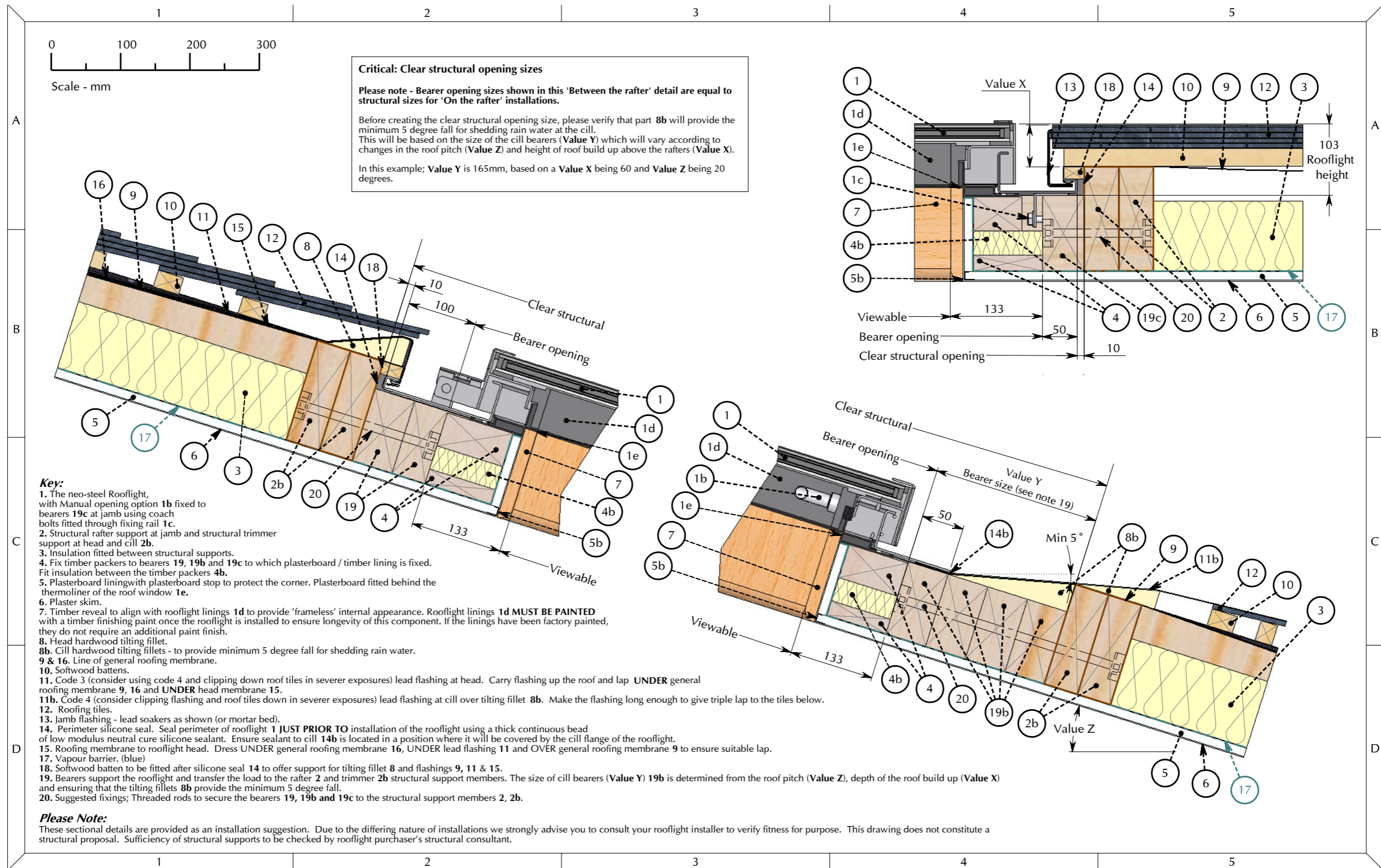
DETAIL D



 <p>Unit 6, Crusader Estate Stirling Road Cressex Business Park High Wycombe Bucks HP12 3ST Email: info@l2i.co.uk Tel: 01494451545 Fax: 01494451554</p>	PROJECT TITLE:	DRAWING TITLE:	REVISIONS:	BY:	DRAWING DATE:	DRAWN BY:	DRAWING NUMBER:	REVISION:
	Miles Builders 1 a Perren Street London NW5 3ED	Details			19/02/21	KZ	21296-D02	-
					JOB NUMBER: 21296	CHECKED DATE:	DRAWING STATUS: APPROVAL	
					SCALE @ A3: 1:3			

Drawing created by: L2i Ltd

Condition 3 Rooflight - The Rooflight Company - Neo Frameless Rooflight



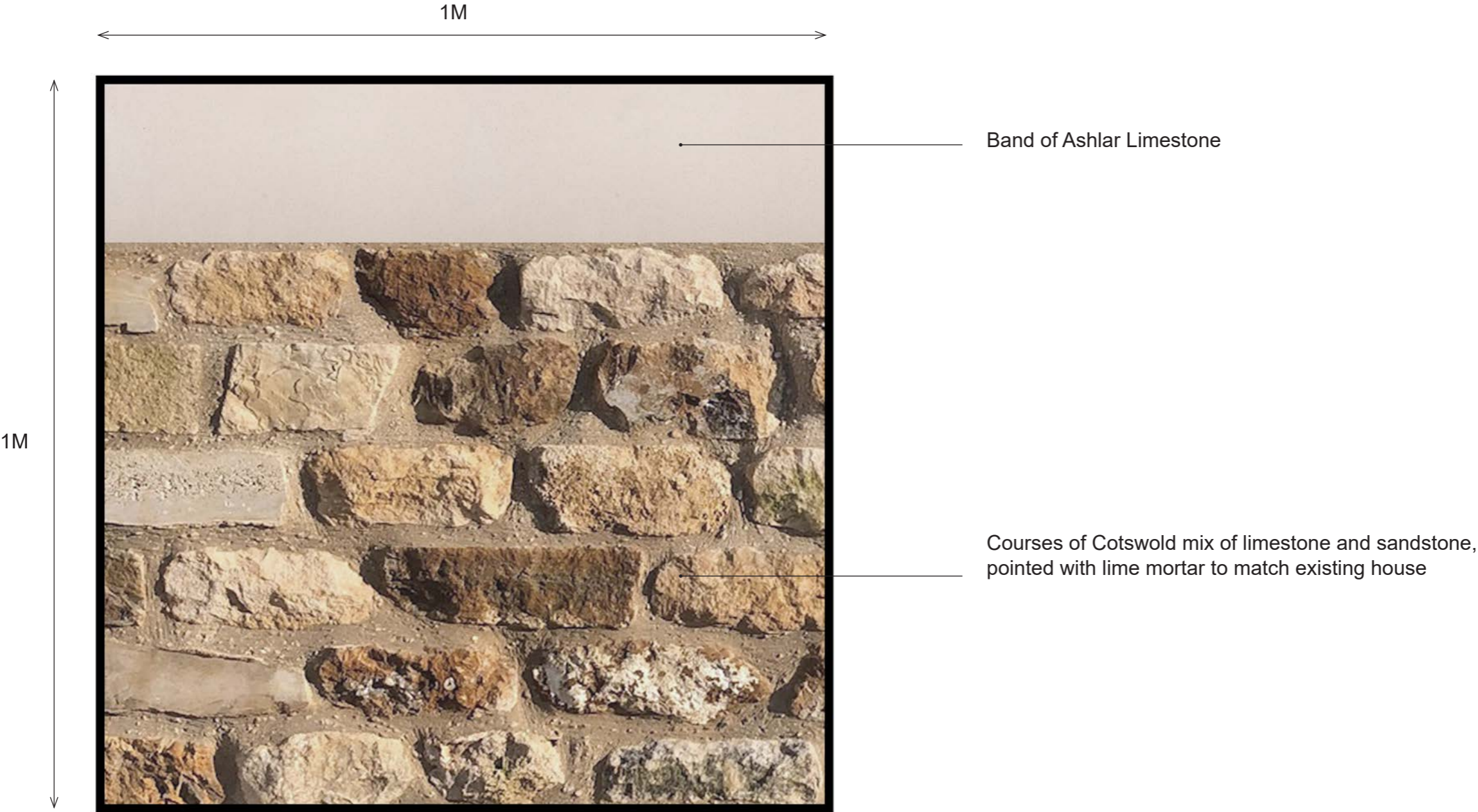
TITLE: neo™ Steel Rooflight > A roof window range suitable for pitched roofs between 20° and 65° > Detail applicable ONLY to rooflight models with integral casement timber linings Cold Roof Slate Tile Lead Soakers 'Between the rafter' installation detail	DWG NO.: SN_CRSF_LS_B SCALE: 1:5 @ A3 DO NOT SCALE	SHEET NO.: 1 OF 1 DATE: 27/05/2014	REVISION: B	DB: EH CB: PD	 The Professionals' Choice w: www.therooflightcompany.co.uk t: 01993 833 108 e: info@therooflightcompany.co.uk	All information contained within this drawing is copyright © and design right of the Rooflight Company. The intellectual property rights of the products detailed within this drawing and embedded 3D models are owned by the Rooflight Company.	
	This is a suggested installation detail which may not be exactly applicable to all situations and constructions. It is not a detailed or constructional proposal. Installers and designers are advised to check their own details for compliance with all currently applicable Local Authority by-laws, Acts of Parliament and British / ISO standards.						

Condition 4 Slate Sample

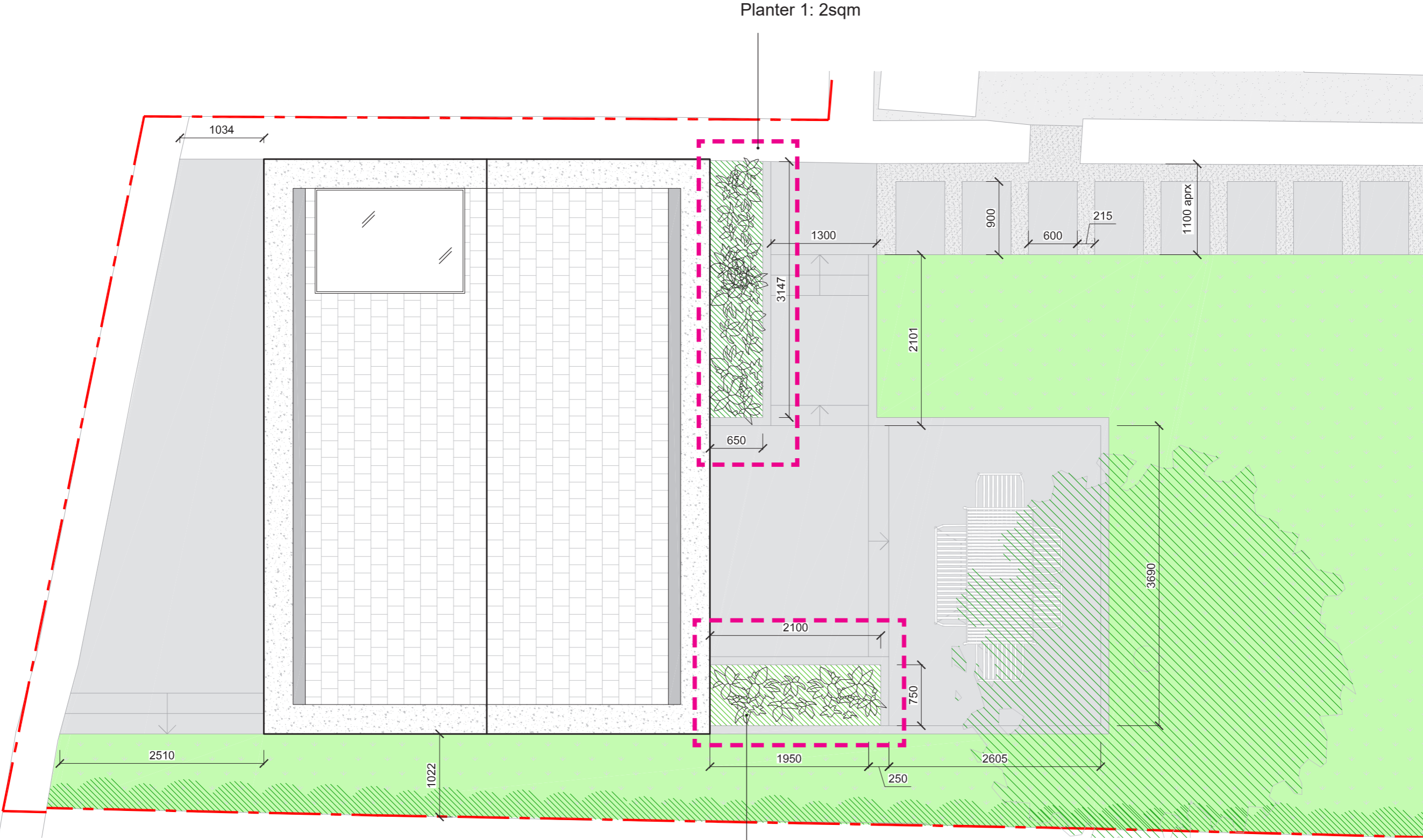
Proposed: Spanish Slate



Condition 5 Sample Panel



Condition 6 Landscaping Plan



Planter 1: 2sqm

Planter 2: 1.6sqm

Condition 6 Landscaping Plan

1) Details of the proposed shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas;

Proposed planting: all plants below are happy in shade / low sunlight hours.



Carex eburnea

5 plants per sqm
Flowers April - May
Evergreen
20cm height



Actae heracleifolia

7 plants per sqm
Flowers Late summer - November
Herbaceous
100cm height



Smyrnium perfoliatum

9 plants per sqm
Flowers April - June
Monocarpic, self seeding
Up to 70cm height



Euphorbia amygdaloides var robbiae

9 plants per sqm
Flowers March - May
Evergreen
30cm height

Planter 1: 5 plants
Planter 2: 4 plants

2 plants
2 plants

3 plants
2 plants

4 plants
3 plants

Total:
14 plants
11 plants

Condition 6 Landscaping Plan

2) Details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation



Existing tree - Cherry tree - to be felled and replaced



Betula utilis jacquemontii 'Doorenbos' - Himalayan Multi Stem Silver Birch



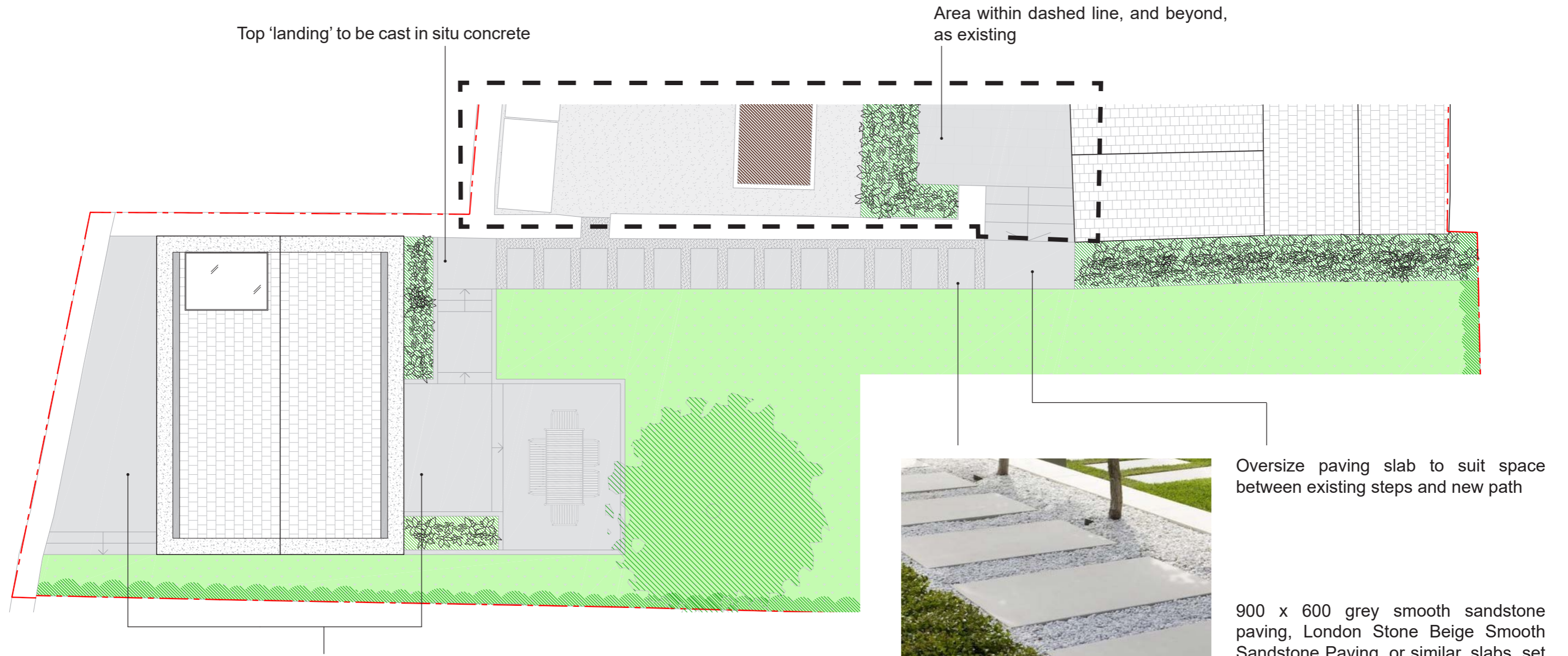
Existing hedge - Beech Hedge - to be retained



Existing Damson tree - to be removed

Condition 6 Landscaping Plan

3) Details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps



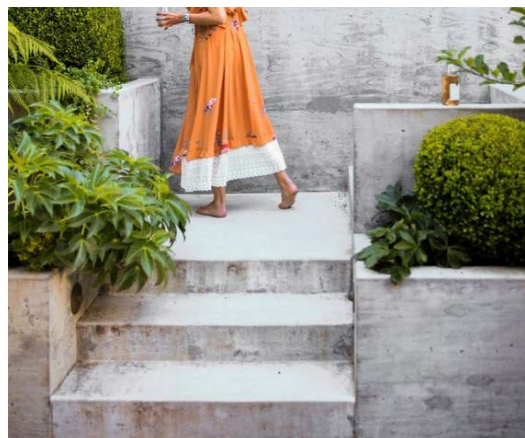
Top 'landing' to be cast in situ concrete

Area within dashed line, and beyond, as existing

Oversize paving slab to suit space between existing steps and new path

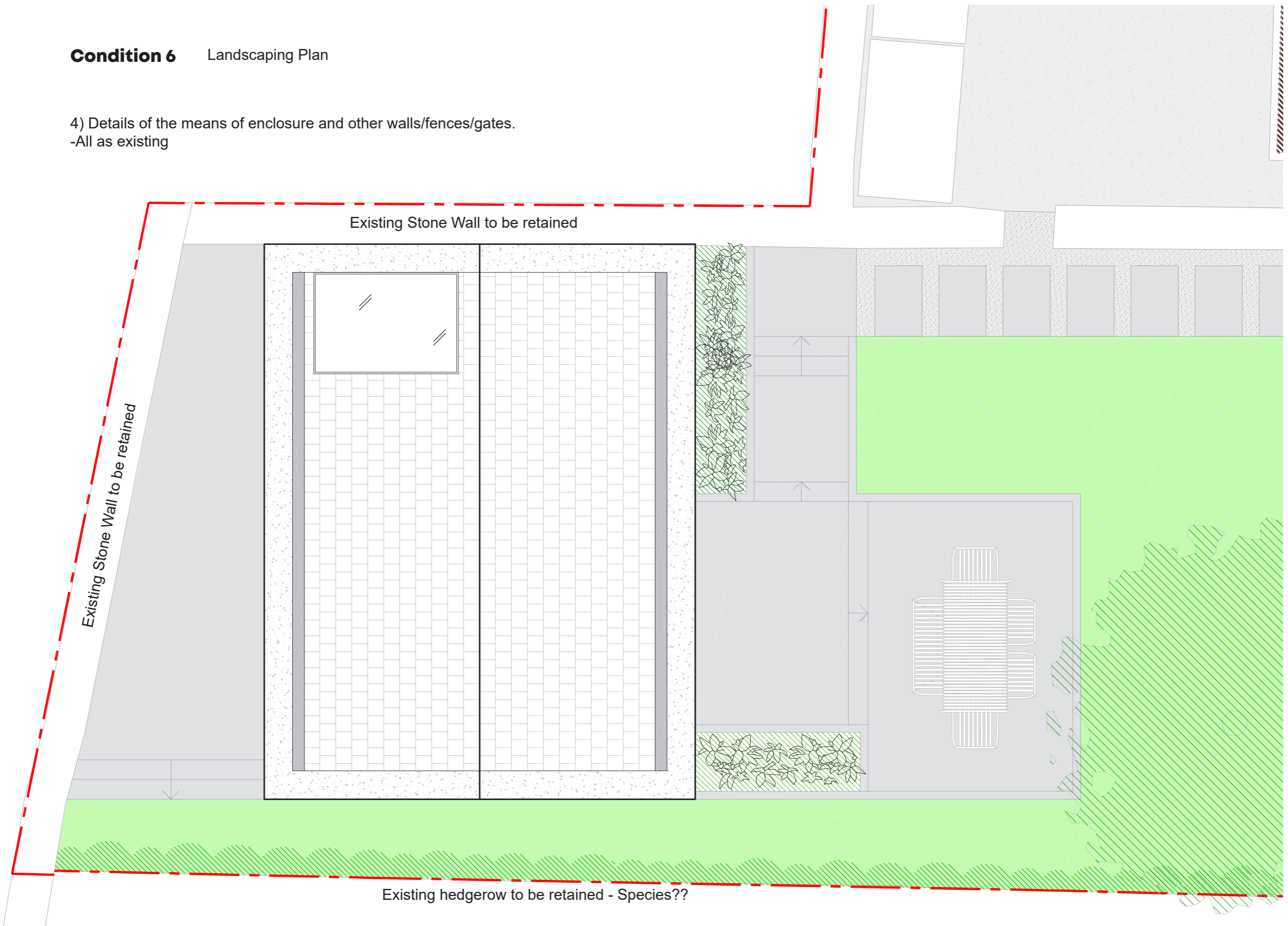
900 x 600 grey smooth sandstone paving, London Stone Beige Smooth Sandstone Paving, or similar, slabs, set within grey gravel chippings

Cast in situ concrete patio, steps, planters and retaining walls. Lazenby - Oyster White or similar



Condition 6 Landscaping Plan

4) Details of the means of enclosure and other walls/fences/gates.
-All as existing



Condition 6 Landscaping Plan : Drawing below to be submitted to Cherwell

STUDIO HALLETT IKE

info@studiohallettike.co.uk
www.studiohallettike.co.uk

All dimensions and levels to be verified on site by contractor. Any errors to be reported immediately to the architect prior to construction or fabrication. Unless otherwise indicated, this drawing is for information only. The contractor is to advise on all details and ensure stability and strength of construction. The contractor to provide setting out drawings for approval prior to construction. All services to Local Authorities, BCO and Environmental Health regulations and to Engineers details. All structure to Structural Engineers details and Local Authority and BCO regulations. All construction and materials to comply with current Building and Fire Regulations.

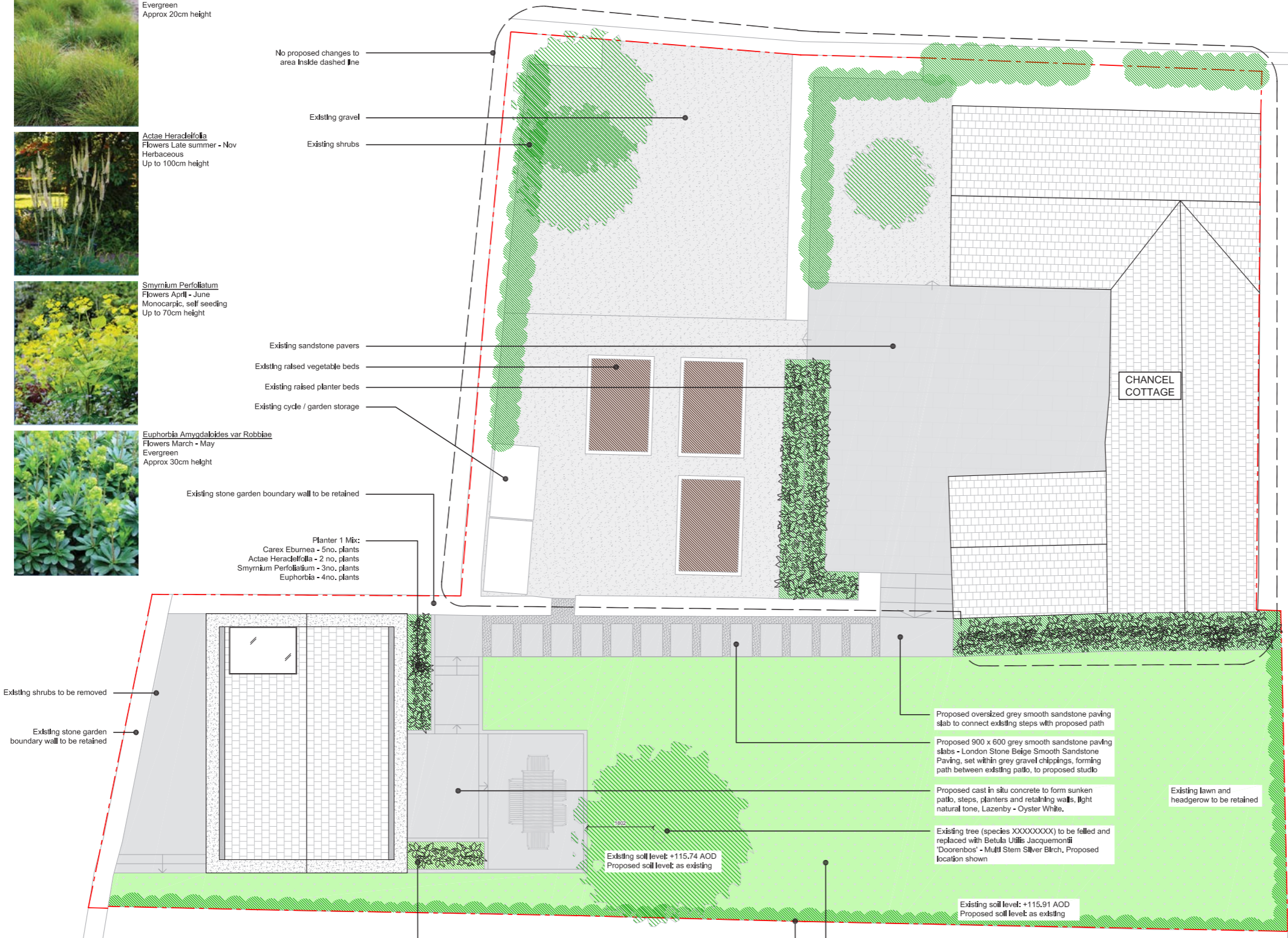
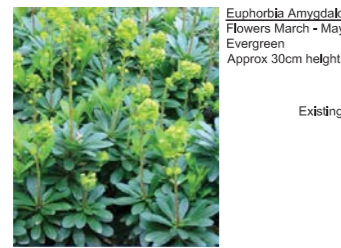
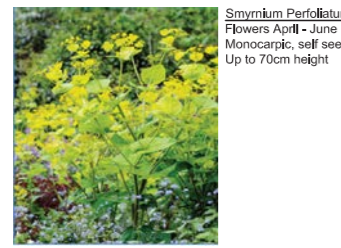
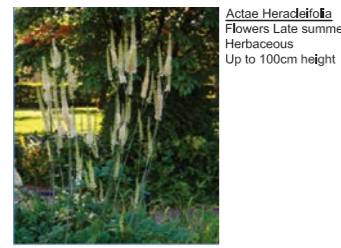
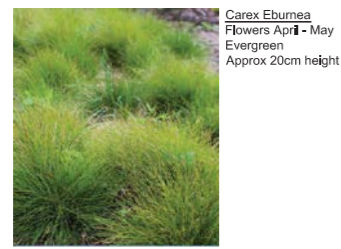
Contractor to check if this drawing is the latest revision prior to construction and to remove all previous revisions from site/circulation.

To be read in conjunction with consultant drawings.

Do not scale from this drawing. Use figured dimensions only. All dimensions in mm unless otherwise stated.

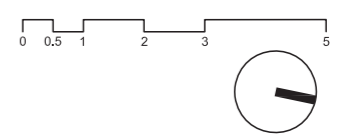
Project Name Chancel Cottage Garden Studio
Job No. 017
Client Angharad Lloyd-Jones & Justin Grainger

Proposed Planting Mix to new Planters:



Planter 1 Mix:
Carex Eburnea - 5no. plants
Actae Heracleifolia - 2 no. plants
Smyrnium Perfoliatum - 3no. plants
Euphorbia - 4no. plants

Planter 2 Mix:
Carex Eburnea - 4 no. plants
Actae Heracleifolia - 2 no. plants
Smyrnium Perfoliatum - 2 no. plants
Euphorbia - 3 no. plants



Status
DESIGN

REV	DATE	DESC
00	xx,xx,xx	Planning

Title
PROPOSED SITE LANDSCAPING PLAN

Scale 1:100@A3 Date 20.10.2021 Drawn MI

Drawing No. 017_2006 Rev 00

1 Proposed Landscaping Site Plan
Scale 1:100