

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mr & Mrs J Eeley

Proposal: Discharge of Conditions 3 (external walls & roofs materials), 4 (external wall sample panel) & 5 (doors, door linings, architraves, beading and skirtings) of 20/03034/F

Expiry Date: 12 March 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. Wendlebury Lodge is a Grade II listed semi-detached dwelling, situated within the built-up village of Wendlebury. The building was formerly one dwelling with the attached Wendlebury House and the buildings date from the mid-18th Century. The building is constructed from limestone ashlar in both squared coursed rubble and random rubble. To the rear of the more formal front-range there are some later additions – with both a single-storey element and a flat-roofed castellated two-storey element.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. Condition 3 – *Prior to the commencement of the development hereby approved, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule.*

2.2. Condition 4 – *The natural stone to be used on the walls of the extension shall be of the same type, texture, colour and appearance as the stone on the existing building and shall be laid dressed, coursed and pointed to match that of the existing building.*

2.3. Condition 5 – *Prior to the commencement of the development, full details of the doors, door linings, architraves, beading and skirtings' hereby approved, at a scale of 1:20 including a cross section, recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.*

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

20/03034/F – Single storey extension to rear. Removal of existing conservatory and lean-to (resubmission of 20/02032/F). *Application Permitted.*

20/03035/LB – Single storey extension to rear. Removal of existing conservatory and lean-to (resubmission of 20/02032/F). *Application Permitted.*

4. RESPONSE TO PUBLICITY

4.1 This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **25 February 2021**, although comments received after this date and before finalising this report have also been taken into account.

4.2 No comments have been raised by third parties.

5. RESPONSE TO CONSULTATION

5.1. Conservation (CDC) – No objections. Comments:

The details of the external wall and roofing materials as per plan submitted and e mail dated 08/03/2021.

The external wall sample panel as per e mail dated 08/03/2021.

The details of doors, door linings, architraves, beading and skirtings.

6. APPRAISAL

6.1. The applicant provided photographs of the stone sample. The initial photograph was not considered acceptable; however, a subsequent photograph provided on 8th March 2021 was considered acceptable.

7. RECOMMENDATION

That Planning Condition(s) 3, 4 and 5 of 20/03034/F be discharged based upon the following:

Condition 3

In accordance with the external wall and roofing sample erected on site and provided via photograph dated 8 March 2021.

Condition 4

In accordance with the stone wall sample erected on site and provided via photograph dated 8 March 2021.

Condition 5

In accordance with the joinery details provided via photograph dated 8 March 2021.

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Checked By: Nathanael Stock

DATE: 12.03.2021
