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Date 25th March 2015

Ref: --

South Holland District Council
Tracey Meachen
Planning Department
Council Offices
Priory Road.
Spalding
LINCS
PE11 2XE

Dear Tracey

Title: Extensions and internal alterations to house together with new external buildings
Planning ref no: **H02/0006/15**
Location: Lawnwood, 47 Plank Drove, Crowland. Peterborough. PE6 0BY

Further to receiving the planning permission for the above project please find enclosed our answers to clear the conditions together with a completed application form and cheque for £28-00.

Condition 1:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Noted.

Condition 2:

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no's. 1:1250 Location Plan, MC/03/A, MC/04/B, MC/05/B, MC/06/D, MC/07/D, MC/08/C, MC/09/C, MC/10/A, MC/11/A, MC/12/A, MC/13/A, MC/14/A, MC/15/A, MC/PL03/A and existing photographs numbered continuously from 1-13.

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

Noted

Condition 3:

- 3 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in

accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

The materials used in the external elevations of the dwelling will be as follows:

For the avoidance of doubt I enclose a marked up drawing showing the external areas that are rendered and clad.

ROOF COVERING. Sandtoft Calderdale Concrete type slate . Dark Grey colour.



FACE BRICKS. None being used

WALL RENDER: K Rend. Ivory colour.



WALL CLADDING:

Western red cedar micro line cladding



WINDOWS. Upvc casement and in accordance with secured by design and type as shown below and dark grey in colour.



DOORS.

Steel, GRP or upvc prefinished In accordance with secured by design and type as shown below.
Dark Grey Colour.



Rainwater goods.

UPVC half round and black.

Paths.

Paving 50mm thick precast concrete.

Parking and access road:

Existing gravel driveway retained.

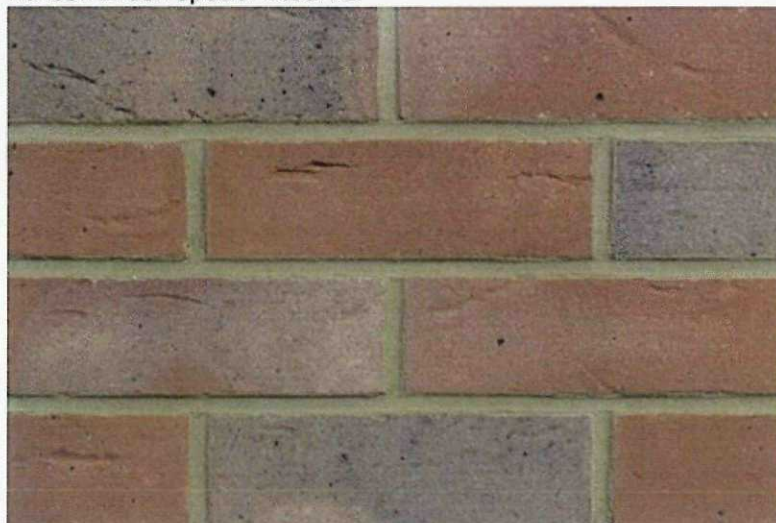
The materials used in the external elevations of the EXTERNAL STORE to the dwelling will be as follows:

ROOF COVERING.

Sandtoft Calderdale Concrete type slate . Dark Grey colour. (see previous photograph sample)

BRICK BAND COURSE AT LOW LEVEL:

Hanson Arden Special Reserve.



CLADDING FROM BAND COURSE TO ROOF.

Feather edge boarding 32x175mm tanalised treated and stained to match the colour of the cedar cladding to the main dwelling.



Condition 4:

- 4 The walls of the dwelling to be rendered shall be smooth rendered and painted a final colour which shall be approved in writing by the Local Planning Authority before the development is commenced, and thereafter so maintained. Such rendering and approved final colouring shall be completed within one month of the development hereby permitted being first brought into use.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction and final colour of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

The render is as shown in condition 3 above and is a proprietary system and supplied by K Rend and is their silicone range incorporating silicone water repellents as an integral part of the cement based render system. This silicone technology imparts a high degree of water repellency to the render surface whilst allowing water vapour to pass through the render allowing the substrate to breathe.

Condition 5:

- 5 Details of the design of all window frames, external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold / cill and lintol detailing, and means of opening. The window frames, doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

See attached drawing of door and window sections.

Condition 6:

- 6 All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

The existing windows are in upvc and my client requires that these windows be in upvc

All dwellings adjacent to this property have windows of upvc. (photographs can be provided)

It is a requirement of my client with this type of modern design that the windows are in a dark Grey colour.

I can provide numerous details of this type of modern design if required.

Condition 7

- 7 Before the commencement of the development hereby permitted full details, including samples if so required, of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

The Rooflight will be as provided by VELUX and dark grey in colour.

A central glazing bar is not a feature of a modern design and as such is not required.

Condition 8:

- 8 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

There is no gas to the property. The electricity meter will be internal as will all soil and vent pipes.

Condition 9

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.
- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
 - ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas; and
 - iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set. This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

Noted:

Condition 10

- 10 The garden store buildings shall be used solely for a purpose incidental to the enjoyment of the existing dwelling currently known as Lawnwood. It shall not be used for business purposes or as an independent unit of living accommodation.

Reason: To define the terms of the permission in accordance with the amenities of the locality and housing policy.
This Condition is imposed in accordance with Policies SG4, HS7, SG14 and SG17 of the South Holland Local Plan 2006.

Noted:

I look forwards to receiving your comments and or approvals

Yours Sincerely

Paul Sharman