Stamfordian
Construction

DISCHARGE OF CONDITIONS

Marlow House, West Pinchbeck

Change of use of land from agricultural to domestic and single storey extension to host dwelling

Condition 3 and 4 –
SHDC Planning Ref: H14-1151-21

April 2022
Ref:SC012

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1.0 Condition Details

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent), subject to the following conditions :-

3. *The walls 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 beyond oversite, and therefore so maintained. Such rendering and approved final colour shall be completed within one month of the development hereby permitted being first brought into use.*

4. *Before the development is commenced beyond oversite, details of the materials to be used to the roof of the develoment hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, and all roofing materials used in the development shall conform to the details so approved.*

2.0 Materials Schedule

Samples to accompany this application will be sent direct to the planning authority for consideration.

Proposed Single Storey Extension

Ref:	Description	Materials Proposed	Material image	Colour Reference
1	**Render**	Parex Monorex GM Render – Smooth Sprayed		G00 Natural White
2	**Roofing Materials**	GRP Fibreglass Roof		Grey Lead Effect colour

3.0 Precedents

3.1 The main house sets the precedents for the extension in terms of the finishes and the ones submitted are a continuation of the main house.

3.2 The wall rendering is to be the same as the render used on other parts of the main house, this ensures that there are consistencies between the various build /phasing.

3.2 The main roof finish is proposed as GRP as this will create a traditional looking roofing configuration behind the parapet upstand as shown in the proposals.

3.3 The majority of the roof will remain hidden behind the parapet with the glazed lantern being the only element visible.



A traditional rendered proposed building with parapet

3.4 The large rooflight / lantern light will be the only visible element above the roof parapet and this will be fully glazed.

4.0 Conclusion

4.1 The proposed palette of materials is guided by the positive aesthetics in the adjacent buildings. These provide an appropriate palette that considers the local vernacular.

4.2 The materials and colours are all found on the site already and selected to blend in accordingly.

4.3 There is no intent to alter the main building fabrics other than as shown on the drawings attached to this application.