

Ref: 12/303/PA

31 July 15

Planning and Development Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sirs

Proposed Extensions and Alterations to Marriott's Farm, Blackhole Drove, West Pinchbeck for Mrs E Withers – Condition Compliance

Further to our site meeting with your Mr Richard Fidler and Tracey Meachen yesterday I confirm the following items agreed in support of the discharging of conditions which are the subject of the Condition Compliance Application numbered H14-0548-15. This meeting was arranged to deal with the queries raised by the Case Officer following the submission of the application.

Those present at the meeting were:

Mr Richard Fidler – SHDC Planning
Ms Tracey Meachen – SHDC Planning
Elisa and Glenn Withers – Applicants
Mr Trevor Clay – TaC Architects
Mr Martin Ward – J T Ward Joinery Ltd
Mr Andy Ayre – Building Contractor

Details of agreements made are as follows:-

1. Condition 3 – It was explained that existing rafters are to be re-used below the underlining to a new Structural Engineer timbered roof. These would be cosmetic only, but would be sufficient to preserve the heritage value of this element. It is intended to replace them at similar centres to the existing positions, with new kingpost trusses to distribute roof loads. Details of kingpost trusses will be available within one week if required

For record purposes, the rafter character and dispositions are shown on the photographs below, and this was agreed to be all that was needed to satisfy the condition.



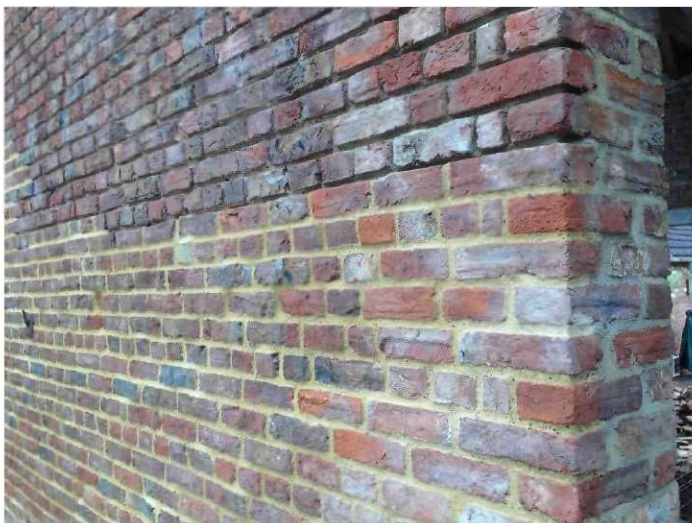
2. Condition 4 – It was agreed that the central mullion members in glazed doors would be removed and the application drawing will be amended accordingly. Other issues raised concerning top and bottom rails, window section dimensions and thinner glazing were agreed as being satisfactory as drawn, and the condition will be discharged on this basis..
3. It was demonstrated that the reuse of existing roof tiles was not possible, owing to variations in size and shape, together with inadequate side laps. It was agreed that the evidence of wholesale cement mortar pointing of side laps both demonstrated the problems of weatherproofing in the past, even for agricultural use, but it also means that tiles will be damaged in removing mortar pointing.
It was pointed out that not only were tiles of the same type difficult to interlink, but other tiles of varying sizes have been added in over the years, making any matching up increasingly difficult.

There was general understanding that reuse of existing tiles is likely to create a situation of ongoing leaks, and since the principle of the change of use from agricultural to residential is now established, then the roof must be fit for its new role. The proposal will be to recover the whole roof in the William Blythe pantiles. A comparison of the new against the existing tiles is shown below.



Mr Fidler and Ms Meachen pointed out that this will need to be dealt with as an amendment to the Planning Approval rather than a compliance of a condition. Mr Clay agreed to submit the appropriate application.

4. Condition 9 – The repointing was inspected and it was confirmed that the entire building had mortar joints in need of reinstatement. The mortar type and the nature of pointing had previously been approved on site by Mr Boswell and the work has already begun. The extent of pointing was apparent both on his inspection and that of Ms Meachen previously. The approval of pointing generally was confirmed by Mr Fidler and Ms Meachen, and this condition can now be signed off.



Condition 10 – Nesting boxes for both sparrows and owls were pointed out by Mrs Withers and photographed by Ms Meachen. These boxes are in accordance with the approved eco report and were positioned by the local man Mr B Sheppard. It was agreed that these boxes meet the requirements of the Planning Condition.

Can you please confirm that conditions have now been complied with so that work on site can continue in accordance with verbal agreements on site please? I appreciate that the barn roof covering must necessarily be excluded, but this will be picked up next week with an appropriate application. It is particularly important that the window designs are signed off since J T Ward will not commence manufacture until all approvals are in place.

Finally, I enclose a copy of the revised drawing numbered 12/303/PA/ 005A showing the revisions to glazed doors.

Yours faithfully

Trevor A Clay