

B J Cobb
Mill House, Mill Lane
Gedney Hill, Spalding
Lincolnshire
PE12 0PW

Schedule of conditions 7-9

Dated 6th May 2025

With reference to planning approval: H19-0783-22

Land North of The Oaks 251 Broadgate Road, Sutton St Edmund, Spalding, PE12 0LT, now registered as: The Old Forge, 253 Broadgate Road, Sutton St Edmund, Spalding, PE12 0LT

The following pages contain the details requested in conditions 7-9 of the planning permission granted on 4th October 2022 relating to:

Condition 7- external doors and door frames pages 2-3

Condition 8- window frames pages 4-9

Condition 9- proposed roof lights page 10

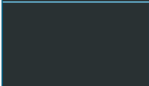
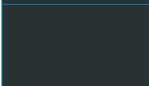
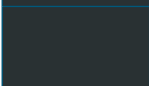
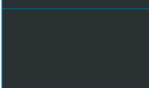
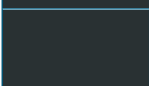
Condition 7- external doors and door frames

See following 1 page

Door title:	Ent Lobby 1P OED 1.4					
Configuration:	Front Door	Panel:	TR 02 with Window	Size (w x h):	1000mm X 2100mm	Quantity: 1



(viewed from outside)

Colour Options		
	Internal frame colour:	7016M (Anthracite grey, Matt)
	External frame colour:	7016M (Anthracite grey, Matt)
	Internal sash colour:	7016M (Anthracite grey, Matt)
	External sash colour:	7016M (Anthracite grey, Matt)
	Internal panel colour:	7016M (Anthracite grey, Matt)
	External panel colour:	7016M (Anthracite grey, Matt)
	Handle:	Type 253/270 Hafi - (In & Out: Anthracite grey, Matt 7016M)

Condition 8- window frames

See following 5 pages

Due to the specific measurement of the bricks used it is expected that the final window widths will be as follows. This is subject to measuring on site in the coming weeks.

Bifold doors to kitchen: 2500mm

Kitchen window: 1350mm

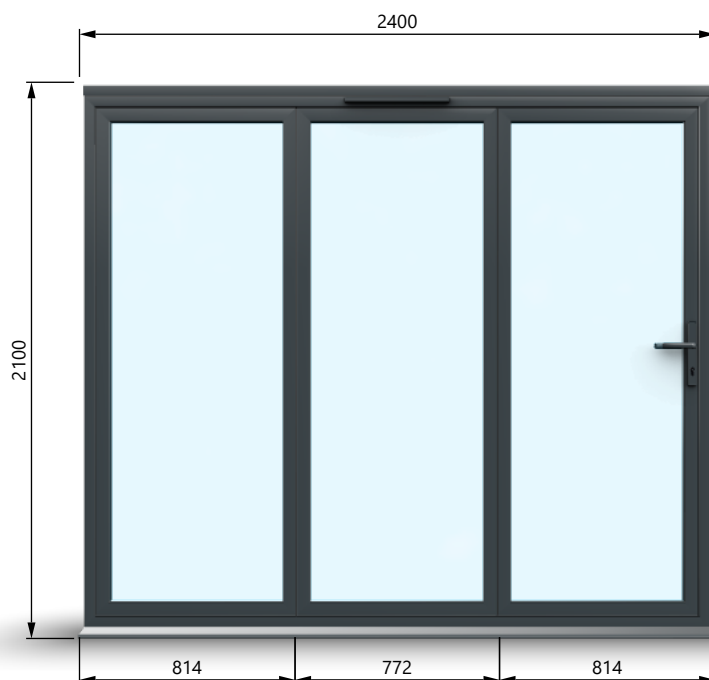
Bathroom window: 900mm

Bedroom window: 1350mm

Bedroom French doors: 1600mm

Lounge CBF 46 3P Bifold

2400 x 2100



Frame



46mm Bifold Door

CBF 46 Bifold Door
21



External

Anthracite Grey 7016 Matt



Internal

Anthracite Grey 7016 Matt



Threshold

CBF 46 Door Frame

profile

Sill

150mm Sill



Add-on (Top)

38mm Add-On

Glazing



4mm Toughened

4-20-4 | Warm edge - Black

Hardware



Cylinder

3 Star

Black



Door handle

Architectural Lever

Anthracite grey



Trickle vent

400mm

Anthracite grey/Anthracite
grey

 Gooches Court meadows, Stamford PE9 2RE

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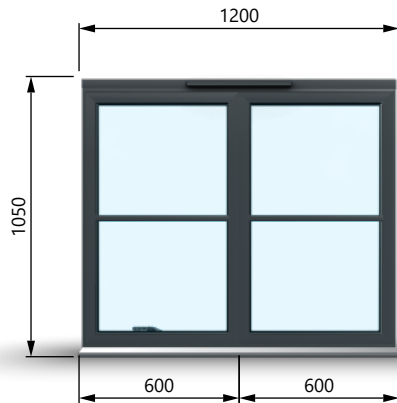
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Barry & Janice BF & FD Option

Reference Ref Project Oaks

Kitchen CW70 TO Window

1200 x 1050



Frame



Casement Window
Casement 2x1 3



External
Anthracite Grey 7016 Matt



Internal
Anthracite Grey 7016 Matt



Sill
150mm Sill



Add-on (Top)
38mm Add-On

Glazing

4mm Toughened

Astragal rectangular |
Anthracite Grey 7016 Matt/
Anthracite Grey 7016 Matt



4-20-4 | Warm edge - Black

Hardware



Trickle vent
400mm
Anthracite grey/Anthracite
grey



Window handle
Espag Cranked
Anthracite grey

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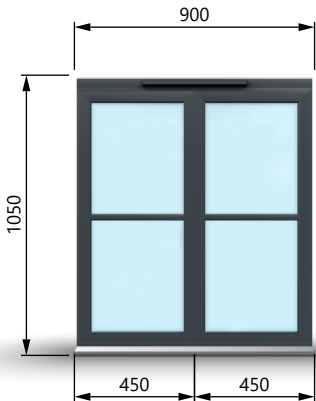
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Barry & Janice BF & FD Option

Reference Ref Project Oaks

Bathroom CW70 TO Window SATIN
900 x 1050



Frame



Casement Window
Casement 2x1 1



External
Anthracite Grey 7016 Matt



Internal
Anthracite Grey 7016 Matt



Sill
150mm Sill



Add-on (Top)
38mm Add-On

Glazing

4mm Toughened

Astragal rectangular |
Anthracite Grey 7016 Matt/
Anthracite Grey 7016 Matt



Sandblasted
4-20-4 | Warm edge - Black

Hardware



Trickle vent
400mm
Anthracite grey/Anthracite
grey



Window handle
Espag Cranked
Anthracite grey

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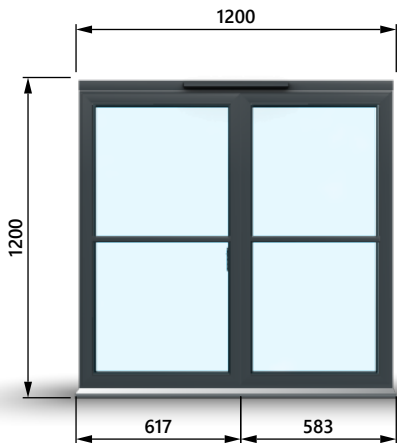
Barry & Janice BF & FD Option

Reference Ref Project Oaks

Bedroom 2 CW70 TO Window FX

1200 x 1200

Comments Fire Exit Hinges



Frame



Casement Window
Casement 2x1 1



External
Anthracite Grey 7016 Matt



Internal
Anthracite Grey 7016 Matt



Sill
150mm Sill



Add-on (Top)
38mm Add-On

Glazing

4mm Toughened
Astragal rectangular |
Anthracite Grey 7016 Matt/
Anthracite Grey 7016 Matt



4-20-4 | Warm edge - Black

Hardware



Trickle vent
400mm
Anthracite grey/Anthracite
grey



Window handle
Espag Cranked
Anthracite grey

Bedroom 1 CFD 46 2P

French Door

1500 x 2100



Frame



French Door (Out)
French door 2x1
Master/Slave



External
Anthracite Grey 7016 Matt



Internal
Anthracite Grey 7016 Matt



Threshold
CFD 46 Door Frame

profile Sill

150mm Sill



Add-on (Top)
38mm Add-On

Glazing



4mm Toughened
4-20-4 | Warm edge - Black

Hardware



Cylinder
3 Star
Black



Door handle
Architectural Lever
Anthracite grey



Hinge
Butt Hinge
Anthracite grey



Trickle vent
400mm
Anthracite grey/Anthracite grey

Condition 9- proposed roof lights

2 of Velux GGL MK04 2070 780x980mm White Painted Centre Pivot Window

See <https://www.roofingsuperstore.co.uk/product/velux-ggl-mk04-centre-pivot-roof-window.html>

3 of Velux GGL CK04 2070 550x780mm White Painted Centre Pivot Window

See <https://www.roofingsuperstore.co.uk/product/velux-ggl-ck02-2070-white-centre-pivot-window-laminated-55cm-x-78cm.html>

Exterior view



Interior view

