SWANN EDWARDS ARCHITECTURE

SECTION 73 STATEMENT

H19-0678-22 - CONVERSION OF BARNS 1 AND 2 INTO 2 DWELLINGS INCLUDING EXTENSION TO BARN 2 AND CONVERSION OF BARNS 3 AND 4 INTO STORE

AT

THE BARNS 68 BROADGATE SUTTON ST EDMUND SPALDING

FOR

MR COOPER

Job No. SE-1667 **September 2024**

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1.0 INTRODUCTION

This Section 73 Statement supports the amendment to the current conditions 3, 6 and 16. Currently, the conditions relate to both barn 1 and 2, however, we wish to separate these conditions to each individual barn.

The application number is H19-0678-22 and was approved on 15th May 2023. The site is located at 68 Broadgate Road, Sutton St Edmund.

2.0 CONTEXT & PROPOSAL

2.1 CONDITION 3

Current Condition:

Before the commencement of any further work on Barns 1 and 2, elevational and cross sectional plans of the buildings to be converted at a scale of not less than 1:100 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structures and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the buildings shall be undertaken other than those works so approved.

Proposed Condition:

Before the commencement of any further work on Barn 1, elevational and cross sectional plans of the buildings to be converted at a scale of not less than 1:100 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structures and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the buildings shall be undertaken other than those works so approved.

And,

Before the commencement of any further work on Barn 2, elevational and cross sectional plans of the buildings to be converted at a scale of not less than 1:100 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structures and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the buildings shall be undertaken other than those works so approved.

2.2 CONDITION 6

Current Condition:

Before any further work is carried out on Barns 1 and 2 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. The development shall be constructed in accordance with the materials so approved.

Proposed Condition:

Before any further work is carried out on Barn 1 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. The development shall be constructed in accordance with the materials so approved.

And,

Before any further work is carried out on Barn 2 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. The development shall be constructed in accordance with the materials so approved.

2.3 CONDITION 16

Current Condition:

Before work is commenced on the roof of Barns 1 and 2 full details of the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full prior to practical completion.

Proposed Condition:

Before work is commenced on the roof of Barn 1 full details of the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full prior to practical completion.

And,

Before work is commenced on the roof of Barn 2 full details of the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full prior to practical completion.