DISCHARGE OF CONDITION DOCUMENT
FOR PLANNING CONSENT H20-0836-21

THE CHALLENGE
CHILDERSGATE
SUTTON ST JAMES

2415 – 05/01/2022







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IB

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This document refers to the planning conditions in respect consent H20-0836-21, some of which we are required to obtain discharge of condition before commencement. We therefore submit this document together with supporting details for your approval.

Condition 1 – Approved Plans and Report

The client is aware the development must be begun before the expiry date in accordance with the approved drawings and the FRA report.

Accepted

Condition 2 – Temporary Accommodation

The client is aware the temporary accommodation will be removed once they are occupying the new build.

Accepted

Condition 3 – Schedule of Materials

We have discussed the materials with the applicant and provide the following proposals:-

Roof Covering –	Travis Perkins 500x250x5mm Natural Standard Spanish Slates as photo
Facing brickwork –	65mm Amberley Red Multi Facing Bricks as attached photo
Window Cills –	Warwick Concrete Portland reconstituted stone 150 x 65mm SCL87
Windows –	Anthracite Grey pvc double glazed windows with flush casements
Doors –	Anthracite Grey pvc double glazed doors
Dormers –	Marley Cedral Click colour Slate Grey
Rainwater goods –	Black pvc
Hard landscaping –	Marshalls Heritage Calder Brown Riven 600 x 600 Paving as photo

We point out that many of the close by housing, have pvc windows and doors, so we trust as precedents are set then then proposals for this site in pvc are also acceptable. In respect of sustainability of pvc windows please see an attached 37 page report from Euocell one of the largest pvc frame suppliers in the UK.

Discharge of Condition Requested

Condition 4 – No Permitted Development

The client is aware that alterations as listed by the decision notice will require a separate planning consent.

Accepted

Condition 5
The client is aware gutters are to be fixed with rise and fall brackets.
Accepted

Condition 6 –Rainwater Goods Colour
The client is aware gutters are to be black.
Accepted

Condition 7 –Meter Boxes
The client is aware meter boxes are to be in rear or side elevations and not in the front elevation.
Accepted

Condition 8 -Landscaping
Attached is a site plan to show the proposed landscaping to the development site.
Discharge of Condition Requested

Condition 9 – Window Frame Details
Attached are 1:10 drawings showing the pvc windows with flush casement windows set back 50mm minimum behind the front face of the brickwork to give strong reveals.
Other details are eaves and verge brickwork details.
Discharge of Condition Requested

Condition 10 Flood Risk Assessment
The client is aware the building is to be constructed in accordance with the FRA.
Accepted

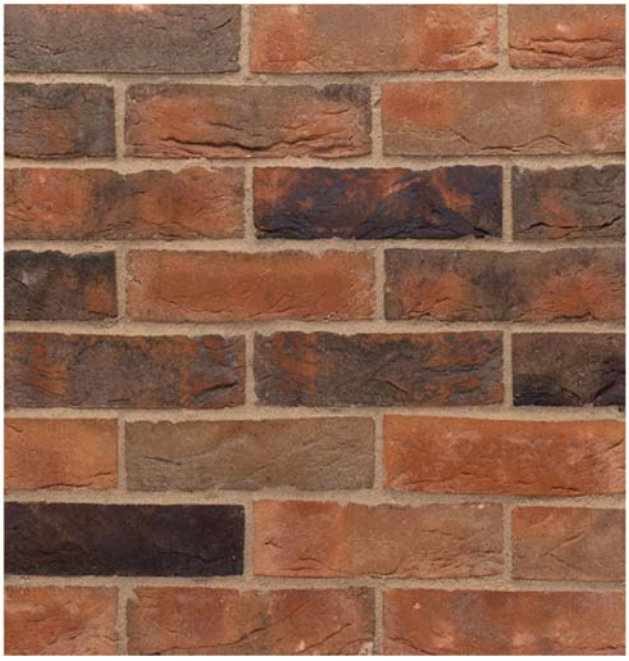
Condition 11- Ecological Report
Attached is a report by BiOME Limited, Horseshoe Barn, Norfolk, NR13 3AJ providing an Ecological Enhancement Plan for the project. This lists the measures required to encourage biodiversity which will be implemented as part of the development.
Discharge of Condition Requested

Condition 12 - Annexe
The client is aware that the annexe is incidental to the main house and must not be rented or sold to unrelated third parties.
Accepted

Summary
Discharge of Conditions are required for Nos. 3,8, and 11.

Please refer to new drawings 2415-10, 12 and 13 together with report from Eurocell and BiOME Ltd report

Photos of proposed materials as mentioned above regards condition 3 as follows:-



- 65mm Amberley Red Multi Brick



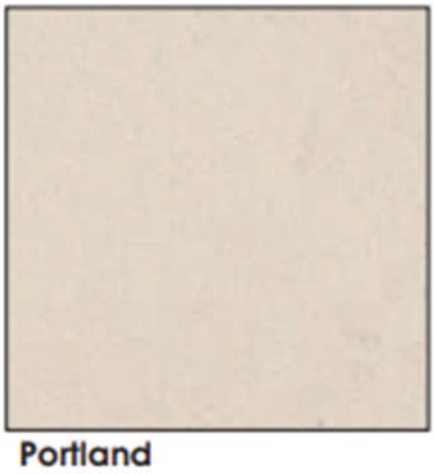
- Marley Cedral Click colour Slate Grey



- Marshalls Heritage Calder Brown Paving 600 x 600 x 38mm



- Travis Perkins 03 Q9 500 x 250 x 5mm Natural Standard Spanish Slate



- Warwick Portland reconstituted stone