



Cyma Architects

55, The Old High Street
Folkestone
Kent
CT20 1RN

Tel: 01233 666 667

Fax: 01233 666 663

Email: info@cymaarchitects.co.uk

Website: www.cymaarchitects.co.uk

Our ref: 16/017/RGM

14th January 2021

Statement in Support of the Conditions 3 & 4 for The Old Rectory, Mongeham Church Close, Great Mongeham. CT14 0HL. Planning approved No. DOV/20/00933

The conditions are:

Condition 3. "3 No development above ground level shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. The samples shall comprise the proposed surface finish and colour. The development shall be carried out in accordance with the approved details.

Reason: *In the interests of visual amenity."*

Condition 4. "4 No development shall take place above ground level until full details of existing and proposed finished ground levels and sections through the building, incorporating the adjacent garden wall, and including levels of thresholds, have been submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.

Reason: *These details are required prior to the commencement of the development to ensure that the development is carried out at suitable levels in relation to adjoining land and buildings and in the interests of amenity."*

Condition 3. “3 No development above ground level shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. The samples shall comprise the proposed surface finish and colour. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.”

List of the materials to be used in the construction of the external surfaces of the development:
Please, see approved plans AL(0)20 & 21 received 18th August 2020 from the original Planning application with ref. DOV/20/00933.

1. Portland Stone – Ashover Stone. Colour/Sample reference *Portland*.



Fig.1 Material sample Photo 1



Fig.2 Material sample Photo 2



Fig.3 Material Sample Photo 3

Condition 4. “4 No development shall take place above ground level until full details of existing and proposed finished ground levels and sections through the building, incorporating the adjacent garden wall, and including levels of thresholds, have been submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.

Reason: These details are required prior to the commencement of the development to ensure that the development is carried out at suitable levels in relation to adjoining land and buildings and in the interests of amenity.”

Full details of existing and proposed finished ground levels and sections through the building, incorporating the adjacent garden wall, and including levels of thresholds have been provided in the following drawings: “2021 01 14 RGM Temple AL(0)21revA.pdf”

Additional information can be found in the approved plans, in the approved Design Statement from the original Planning application and in AC(0)01, 02 & 21.

Cyma Architects Ltd.