

P19-2545

21<sup>st</sup> January 2021

Development Management  
Cotswold District Council  
Trinity Road  
Cirencester  
GL7 1PX

**Planning Portal Reference – PP-09421904**

Dear Sir / Madam

**Town and Country Planning Act 1990**

**Approval details reserved by Conditions 4, 5, 6, 7, 8, 10, 11, 13 and 16 of Planning Permission 20/01900/FUL at Cherington Park, Cherington, GL8 8SN**

Please find enclosed a copy of the application for the approval of details reserved by Conditions 4, 5, 6, 7, 8, 10, 13 and 16 of Planning Permission 20/01900/FUL for the construction of the new Pool House at Cherington Park, which has been submitted via the Planning Portal under reference **PP-09421904**.

In support of the application, the following have been submitted:

- Application forms and certificates duly signed and completed;
- Stone Specification Sheet; and
- The following drawings:
  - Proposed Roof Plan – ref: P19-2545-04-001;
  - Proposed External Stone Details & Rainwater Goods – ref: P19-2545-06-001;
  - Proposed Windows – Types 01 & 02 – ref: P19-2545-09-001;
  - Proposed Windows – Type 03 – ref: P19-2545-09-002;
  - Proposed Doors – Type 01 – ref: P19-2545-12-001;
  - Wheel Wash Location Plan – ref: P19-2545-21; and
  - Proposed Lighting Locations Plan – ref: P19-2545-20.

The relevant application fee will follow under separate cover.

**Condition 4**

Condition 4 requires that:

*"Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling materials (including coping stones) shall be*

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 **DESIGN** **ENVIRONMENT** **PLANNING** **ECONOMICS** **HERITAGE**

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*approved in writing by the Local Planning Authority and only the approved materials shall be used."*

Natural stone and dressed ashlar which matches that used on the existing building on site will be used, as per the specification sheet enclosed with this submission. Samples are available for inspection at the Site.

#### Condition 5

Condition 5 states that:

*"Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, plinth, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development."*

A sample panel has been constructed on site and is available for inspection.

#### Condition 6

Condition 6 requires that:

*"Prior to the construction of any external wall of the development hereby approved, samples of the proposed roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used."*

Samples of the proposed roofing materials are available for inspection on site.

#### Condition 7

Condition 7 states that:

*"No roof-slopes, plinths, cornices or parapets shall be constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.*

*The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only*

*be carried out in accordance with the approved details and retained as such at all times."*

Details of the proposed roof-slopes, plinths, cornice and parapets are shown on the following submitted plans:

- Proposed Roof Plan – ref: P19-2545-04-001; and
- Proposed External Stone Details & Rainwater Goods – ref: P19-2545-06-001.

#### Condition 8

Condition 8 requires that:

*"No windows or doors shall be installed in the development hereby approved, until their design and details (including materials and finishes) have been submitted to and approved in writing by the Local Planning Authority.*

*The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times."*

Details of the proposed windows and doors are shown on the following submitted plans:

- Proposed Windows – Types 01 & 02 – ref: P19-2545-09-001;
- Proposed Windows – Type 03 – ref: P19-2545-09-002; and
- Proposed Doors – Type 01 – ref: P19-254512-001.

#### Condition 10

Condition 10 states that:

*"No stone arches or window surrounds shall be constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.*

*The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times."*

The proposed stone arches and window surrounds are detailed on the following submitted plans:

- Proposed Windows – Types 01 & 02 – ref: P19-2545-09-001;
- Proposed Windows – Type 03 – ref: P19-2545-09-002; and
- Proposed Doors – Type 01 – ref: P19-254512-001.

#### Condition 11

Condition 11 relates to the proposed rainwater goods and requires that:

*"No rainwater goods shall be installed in the development hereby approved, until their design and details (including materials and finish) have been submitted to and approved in writing by the Local Planning Authority.*

*The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times."*

Samples of the proposed rainwater goods are available for inspection on site and will be painted 'Stone IV' from Paint and Paper Library, to match the stonework on the building. The details of the rainwater goods are also shown on the following submitted plan:

- Proposed External Stone Details & Rainwater Goods – ref: P19-2545-06-001.

#### Condition 13

Condition 13 relates to external lighting, and states that:

*"No external lighting shall be installed as part of the development hereby permitted unless previously agreed in writing by the Local Planning Authority."*

As shown on the submitted lighting plan (Ref: P19-2545-20), it is proposed to install recessed LED lights to wash over the stone arches and windows on the West and South elevation of the new Pool House. A single Movement Sensor/Security Light is also to be installed on the North Elevation of the building.

#### Condition 16

Condition 16 requires that:

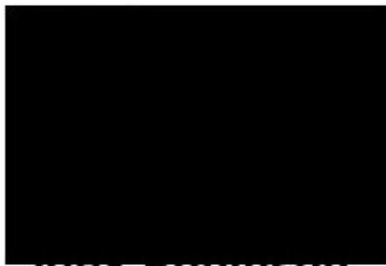
*"Prior to the commencement of development or demolition works, wheelwash facilities shall be provided on site in accordance with details to be submitted to and approved in*

*writing by the Local Planning Authority. The facilities shall then be installed and maintained for the duration of the development in accordance with the approved details. All vehicles shall use the facilities prior to their exit from the site."*

It is proposed to install Briggs and Stratton 675 Series 190cc Pressure Washer at the location shown on the submitted plan (reference: P19-2545-21 – Wheel Wash Location Plan) in order to wash the wheels of any vehicles leaving site which related to the construction of the pool house only, as required by Condition 16.

I trust that the above and attached will allow you approve the details as submitted, but please contact me at the earliest opportunity should you have any queries.

Yours faithfully



**Alex Robinson**

**Director**

**E-Mail:** [alex.robinson@pegasusgroup.co.uk](mailto:alex.robinson@pegasusgroup.co.uk)

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