

THOMAS FAIRE ARCHITECTS

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Planning
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Dear Sirs

Variation of a condition application

Meadow Lea Cottage, 14 Church Street, Stiffkey, NR23 1QJ Original planning permission ref: PF/20/1518, granted 19/01/21

We are making an application for the above following advise from Mr Kevin Peacock, Planning Enforcement Officer at North Norfolk District Council.

The drawings submitted with the original planning permission included those of the existing cottage and the proposed extension & refurbishment works. On comparing these plans, it is clear to see what walls were proposed to be removed and altered.

We have hatched the walls to be removed onto the attached existing plans, so it is clear to see what work is necessary to realise the permission. These are noted 'Extg drwgs showing permitted demolition' and consist of three drawings, EX 01A, EX 02A & EX 03A.

The second set of plans show the existing cottage with the above demolitions hatched and the additional demolitions outlined in black. These are noted 'Extg drwgs showing permitted & additional demolition' and consist of EX 01B, EX 02B & EX 03B.

EX 01B shows the area of the rear wall at first floor level, which we would now like to remove. EX 02B shows the rear elevation, with the area of wall outlined in black. EX 03B shows the side elevation with the top of the two East gables outlined in black.

AREAS OF WALLING WE WOULD LIKE TO REMOVE

The area of the wall & gable to the mid-section of the cottage, we would like to remove is 7.72m sq. The area of the wall & gable to the lower part of the cottage, we would like to remove is 8.94m². The total area is 16.66m sq.

REASON – HEALTH & SAFETY

The cottage is sited adjacent to the busy main coast road through Stiffkey. Traffic lights have been installed by the contactor whilst underpinning works to the existing

front wall of the cottage are taking place, to ensure there is no danger to the public. Scaffolding is planned to be erected against the rear and side faces of the cottage in January, to facilitate safe removal of the hatched walls, as shown on EX 01A, EX 02A & EX 03A. You can see from the drawings, EX 01B, EX 02B & EX 03B, the small portion of walling to be retained is at first floor & roof level. The supporting walls below this area all need to be removed in order to realise the proposed works granted by planning permission. Therefore, this area of wall at first floor & roof level would need to be supported whilst people build new walls & floors below. We have been advised by our engineers that supporting these walls at high level, whilst work is going on below would be very dangerous. It is for this reason we seek permission for their removal.

REINSTATEMENT

The walls we propose to remove would be reinstated in exactly the same position, in order to maintain the form of the roof structure over. This is reflected in our proposed plans & elevations, originally submitted, which has planning permission.

VARIATION OF CONDITION

We propose condition 2 of the existing planning permission is varied to add the attached new drawings.

Yours Faithfully

Jane Snape BSc BArch (Hons) ARB

Thomas Faire Chartered Architects