

## Discharge of conditions

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Application Ref Number: 21/0940/HOUS

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Proposal: Erection of a single storey rear and 2 storey side extensions, conversion of garage, replacement windows and external doors, rainwater goods and external landscaping.

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Location: Burchalls Farmhouse Melville Close Branston Lincoln  
Lincolnshire LN4 1UB

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Dear Sir or Madam,

I am writing with respect to the approved planning permission for the Erection of a single storey rear and 2 storey side extensions, conversion of garage, replacement windows and external doors, rainwater goods and external landscaping.

This statement seeks the formal discharge of several conditions attached to the change of use building consent. A separate application to discharge conditions associated with the listed building consent reference 21/0941/LBC has also been submitted and should be read in conjunction.

The planning permission largely requires the majority of technical matters to be agreed with the Local Planning Authority through compliance with a number of conditions prior to commencement of the development.

As such, I have listed out the pre-commencement conditions and observational conditions attached to the planning consent, in each case providing a statement on how each condition has been met or will be achieved. Supporting evidence is supplied in Annex's, as referenced throughout this letter.

- 2. With the exception of the new aluminium bi fold doors, all other windows and doors shall be in timber and thereafter retained in that form. No works other than the excavation of foundations for the new extensions shall commence until details of all new joinery, including windows and doors, at a minimum scale of 1:20 for elevations and full size sections through cills, frames, glazing bars, mullions and opening lights, showing the relationship to the existing structure, have been submitted to and approved in writing by the District Planning Authority. All works shall be carried out in accordance with the approved details.***

Condition Observed: The LPA will be served notice once work on site commences the LPA will also be notified as part of the CIL procedure as required.

- 2. The works hereby given consent shall be carried out only in accordance with the details and specifications shown on the originally submitted drawings, as amended by the drawing no. UKSD-SA-08-0001 Revision No. A.01 received on 1 February 2018 and UKSD-SA-08-0003 Revision No. A.02, UKSD-SA-08-0006 Revision No. A.02, UKSD-SA-08-0007 Revision No. A.02, and UKSD-SA-08-0008 Revision No. A.01 received on 26 February 2018.***

Condition Observed: Condition Observed: Please see appendix A with proposed window details. Provided by the applicant.

- 3. No works, excluding foundations, shall take place on any part of the site to which any part of this permission relates until samples of the materials to be used in the construction and repair of the external surfaces of the proposals hereby permitted have been submitted to and agreed in writing by the district planning authority. Development shall only be carried out in accordance with the approved details.***

Condition Observed: Condition Observed: Please see appendix B with proposed materials details. Provided by the applicant.

#### **Enclosures to this letter:**

I provide a summary of enclosures to this letter below:

Appendix 1

Appendix 2

Please also note a payment has been made to cover the costs associated with the discharge of conditions has been paid over the phone prior to forwarding this letter.

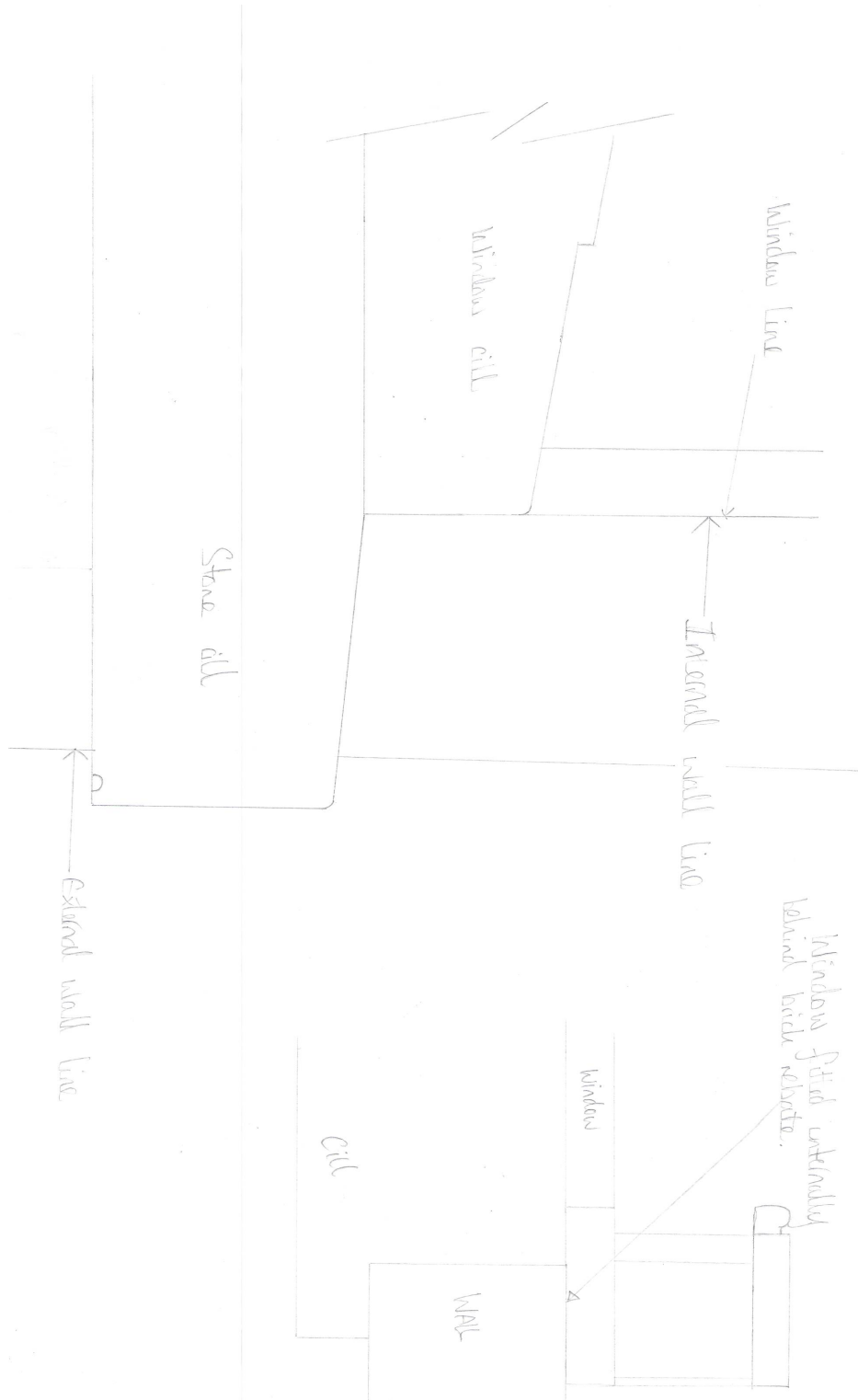
If you require further information, please do not hesitate to contact Reece Musson on the details below.

Yours sincerely,

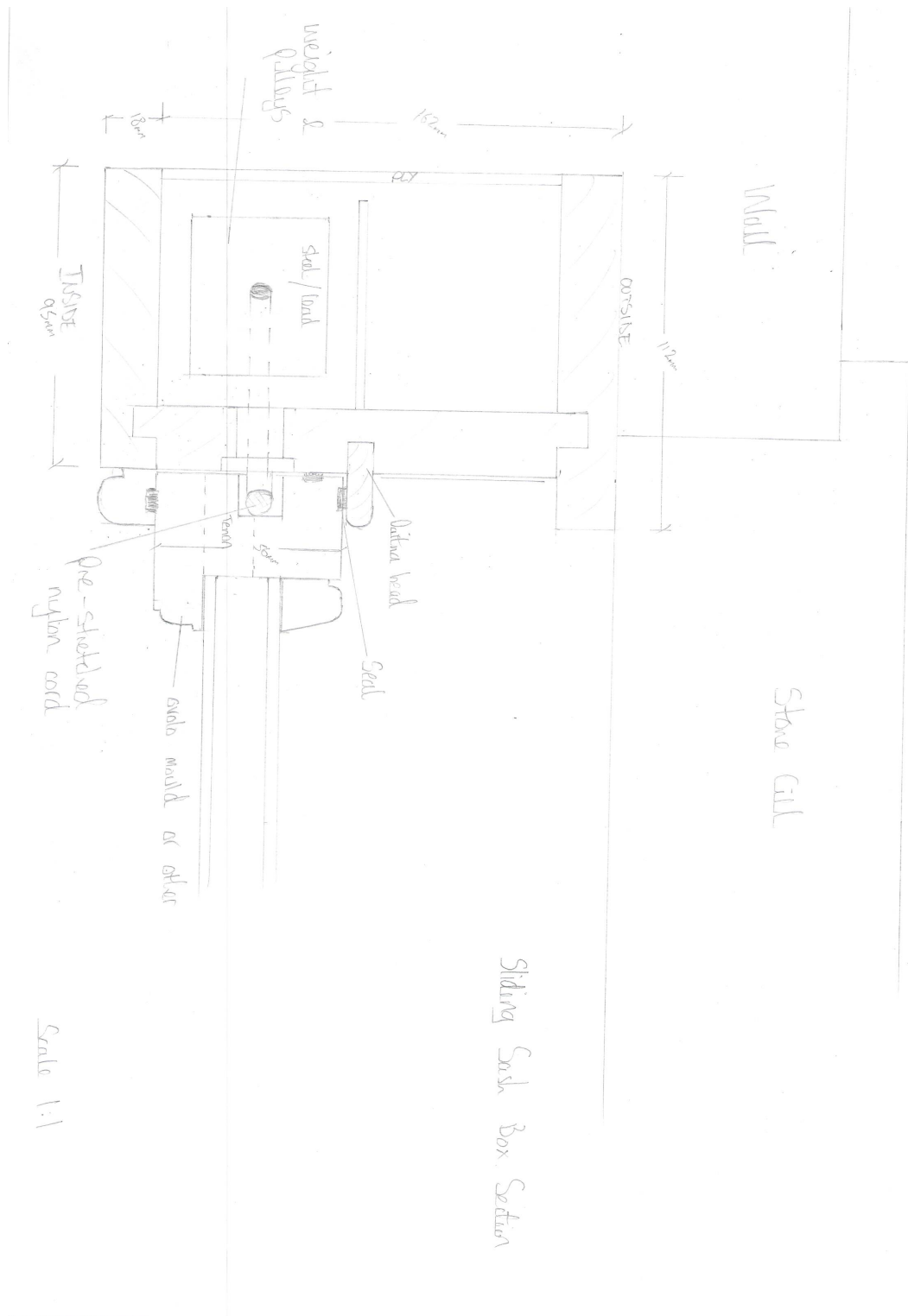


UKSD

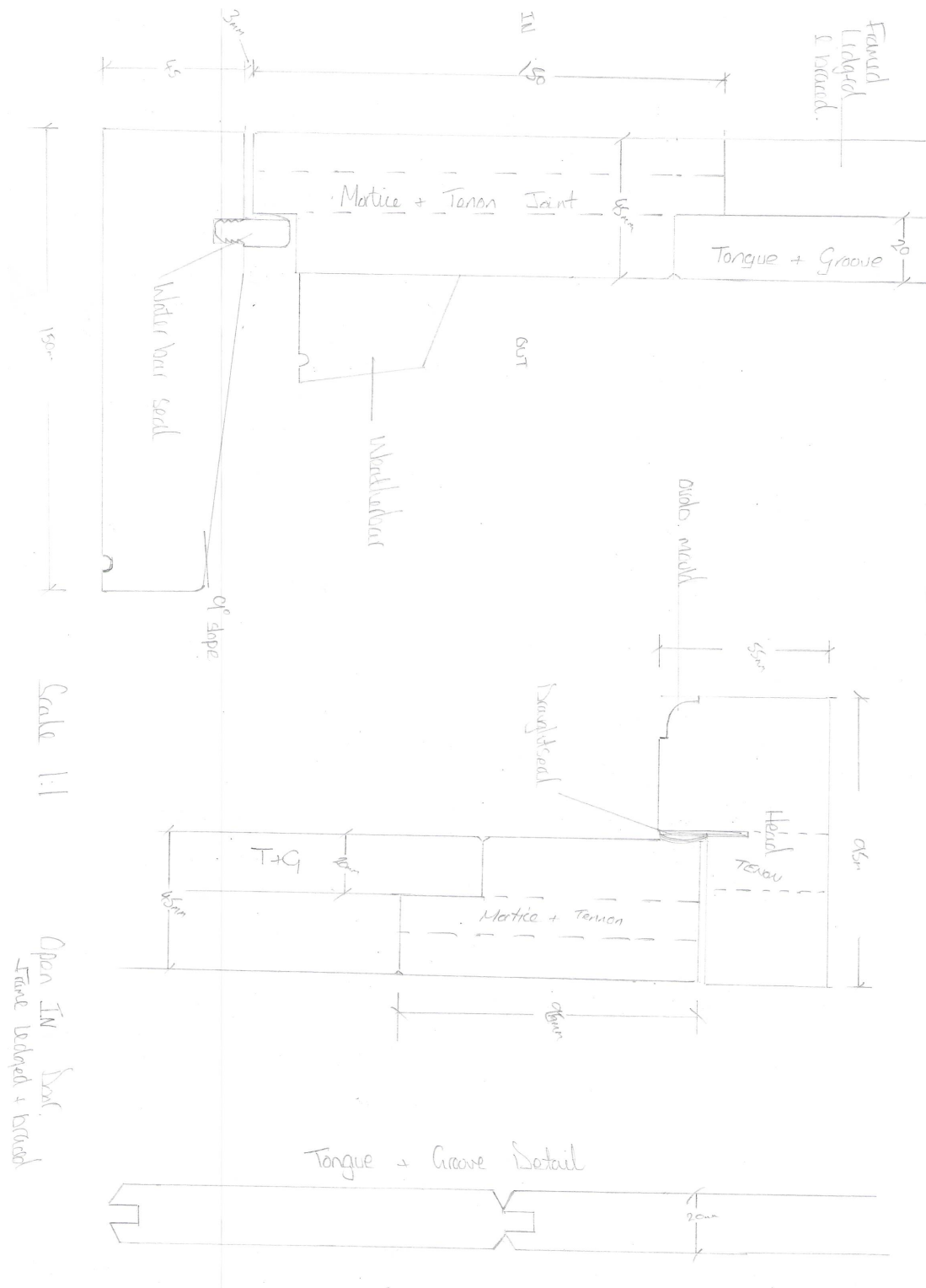
Appendix 1

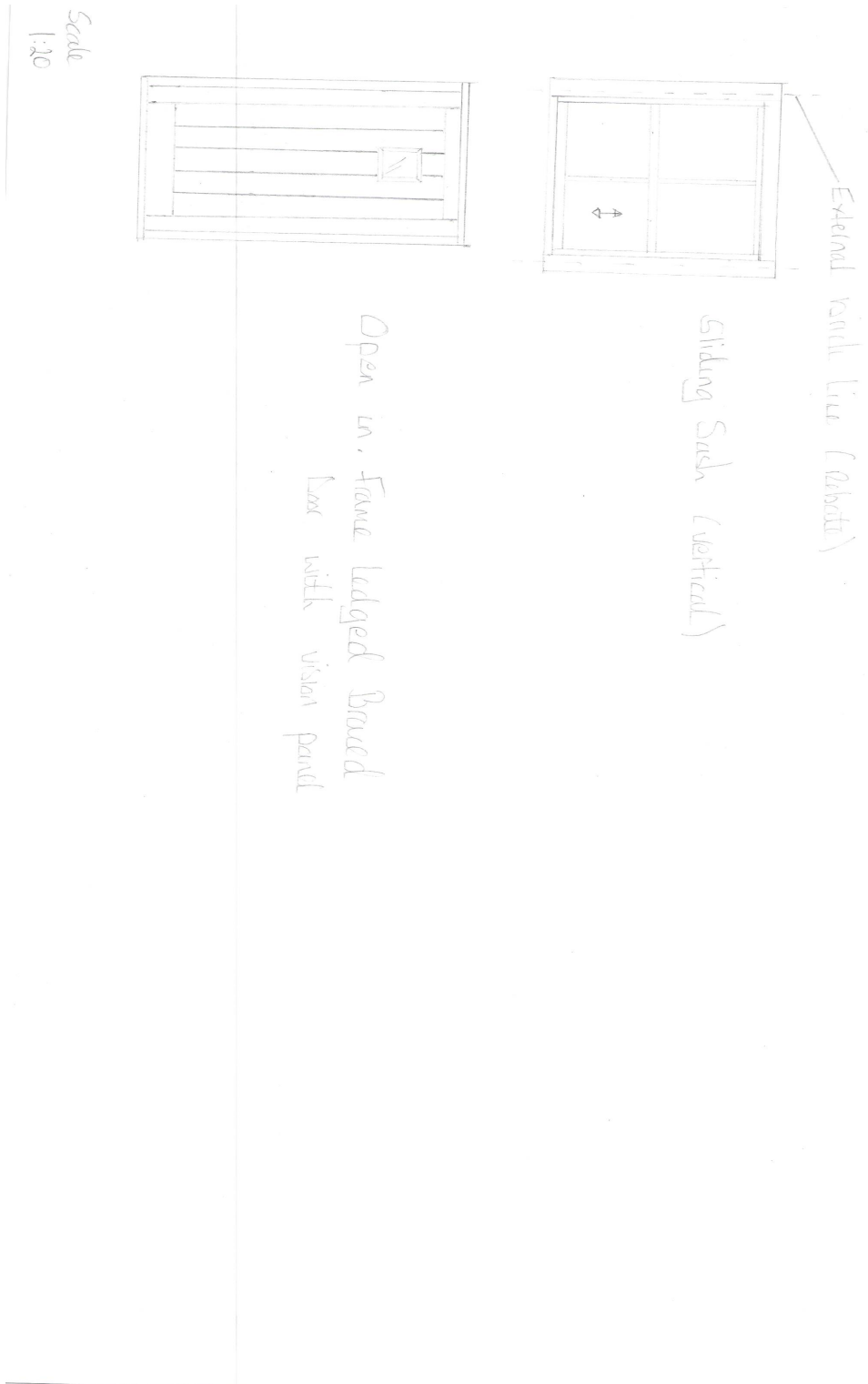


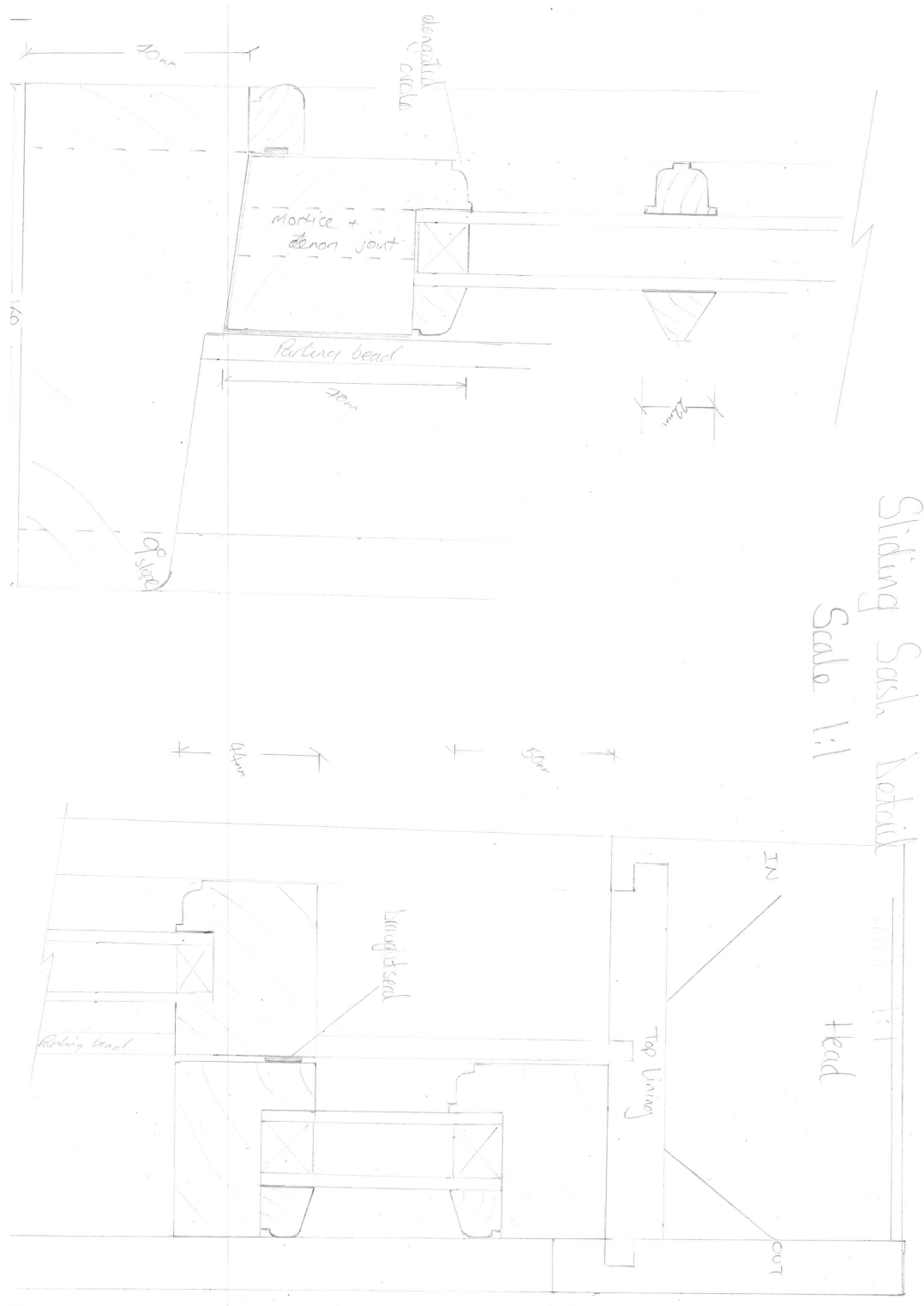
Cill details & fitting position





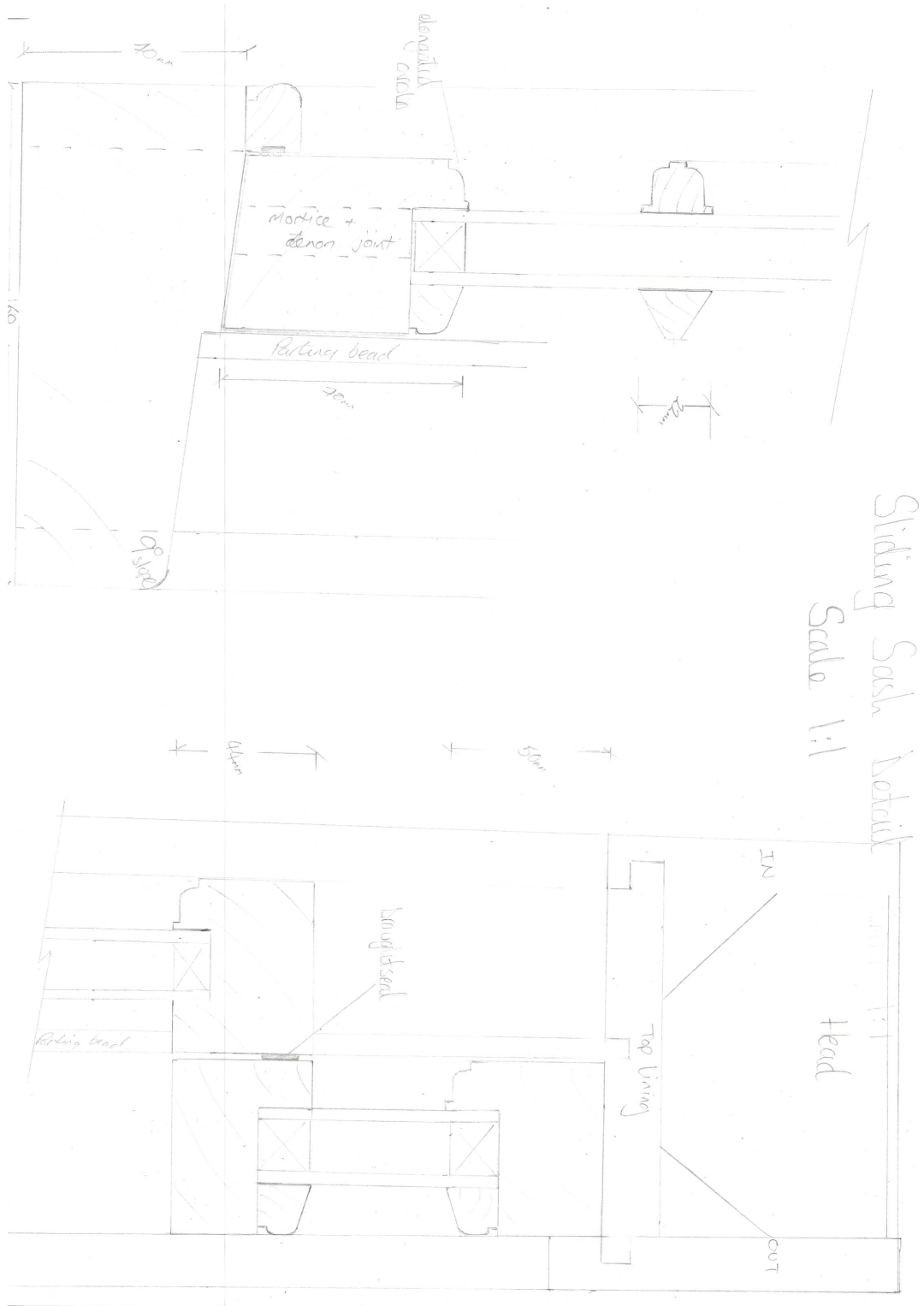






























## Appendix 2

### Stonework – to match existing



### Roof Tiles – York Handmade, Lindum Blend / Sandtoft Old English Pantile



### Guttering – Half round heritage cast



### Conservation Roof Lights

