

Conditions Discharge Application

8A Widford Road
Hunsdon, Ware SG12 8NW

**Erection of single storey side extension, single storey side infill extension,
front porch extension and 1 new ground floor front window.**

Prepared by:



On behalf of:



Mr and Mrs Price
8A Widford Road
Hunsdon,
Ware
SG12 8NW

Conditions:

<p>3.</p>	<p>Prior to any building works being commenced samples of the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.</p> <p>Reason In the interests of the appearance of the development, and in accordance with policy DES4 of the East Herts District Plan 2018.</p>
<p>5.</p>	<p>Prior to any building works being first commenced, detailed drawings of the new and/or replacement window(s) including a section of the glazing bars and frame moulding (if applicable), which it is proposed to install, clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill detail shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.</p> <p>Reason In the interests of good design in accordance with Policy DES4 of the East Herts District Plan 2018.</p>
<p>6.</p>	<p>Prior to any building works being first commenced, detailed drawings including sections, showing the new and/or replacement door(s) which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.</p> <p>Reason In the interests of good design in accordance with Policy DES4 of the East Herts District Plan 2018.</p>
<p>8.</p>	<p>Prior to any building works being first commenced, detailed drawings and details of the new and/or replacement rooflights shall be submitted to and approved in writing by the Local Planning Authority. The details should include drawings that show the new and replacement rooflights to be flush with the roof slope of the dwelling. thereafter the development should be implemented in accordance with the approved details.</p> <p>Reason In the interests of good design in accordance with Policy DES4 of the East Herts District Plan 2018.</p>

Condition 3: Materials:

A. Tiles: Redland Norfolk Pantiles - to match existing

	
<p><i>Existing Redland Norfolk Pantiles Pantiles – New to match</i></p>	<p><i>Existing Redland Norfolk Pantiles – New to match</i></p>

B. 1. Windows: Wood effect uPVC windows to match oak frame

Supplier: *The Residence Collection* - <https://www.residencecollection.co.uk/collections/r9/>

Make: *R9 collection – Flush frame*

Colour: English Oak

	
<p><i>The Residence Collection – R9 Flush frame – Sample and External image example</i></p>	<p><i>The Residence Collection – R9 Flush frame – Interna image example</i></p>

C. **2. Windows:** Black aluminium polyester powder coated hidden casement frame.

Supplier: Alutech Group - <https://alutech-group.com/eu-en/fabricator/windows/alt-w72hs-hidden-sash-window/>

Make: Aluminium profile systems - Hidden Sash

Colour: Black PPC aluminium



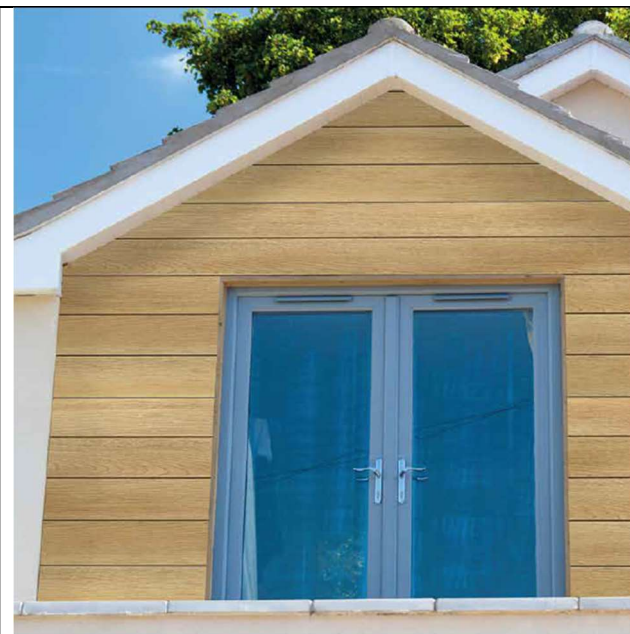
ALT W72HS hidden sash window

D. **Cladding:** Composite wood effect weatherboard cladding to match oak frame.

Supplier: The Millboard Company Ltd - <https://millboard.co.uk/composite-cladding>

Make: Millboard Envello Board - Shadow line cladding

Colour: Golden Oak


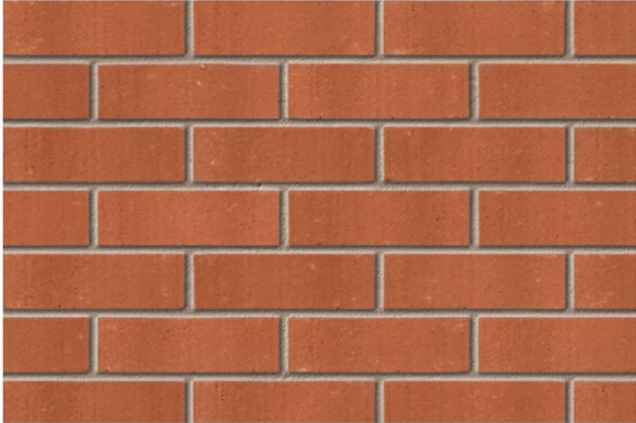


The Millboard Company Ltd - Golden Oak - External image example



Shadow Line – Golden Oak

E. Brick Plinth: Ibstock Aston Red sandfaced brick

	<p>ASTON RED SANDFACED BRICK</p> 
<p><i>Existing Ibstock Aston Red sandfaced brick – New to match</i></p>	<p><i>Ibstock Aston Red sandfaced brick – New to match</i></p>

F. Front door: Composite Oak Door

Supplier: gfdhomes.co.uk

Make: Solidor Amalfi Composite Contemporary Door & Solidor Flint 3 Composite Stable Door

Colour: Irish Oak

	
<p><i>Solidor Amalfi Composite Front Door</i></p>	<p><i>Solidor Flint 3 Composite Stable Door (Utility)</i></p>

G. **Structural Frame:** Natural Oak



H. **Rooflights:**

Supplier: Velux - <https://www.velux.co.uk/products/roof-windows/conservation-roof-windows>

Make: Conservation Roof Window – fitted flush with tiles.

Colour: Golden Oak



Condition 5: Window(s):

See **Appendix A** for detailed drawing: **0356_1503_BC - Windows Detail**

Condition 6: Front door:

See **Appendix B** for detailed drawing: **0356_1501_BC - Threshold Detail**

Condition 8: Rooflight:

See **Appendix C** for detailed drawing: **0356_1502_BC - Roof_Rooflight Detail**