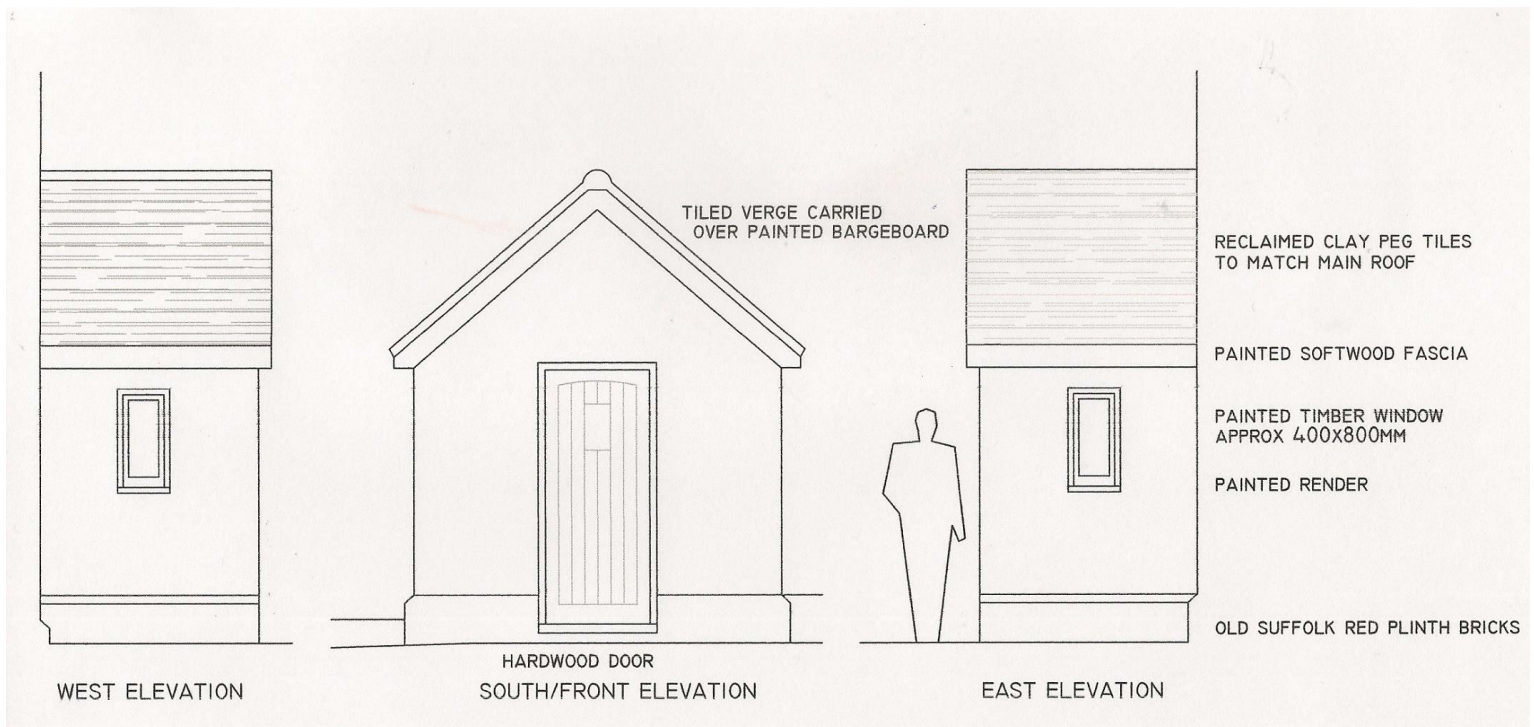


Application to Discharge Conditions 3&4 of Listed Building Consent DC/21/05316
Erection of two storey extension and front porch extension (following demolition of existing porch). America Cottage, Bildeston Road, Combs, Suffolk IP14 2LB **3 July 23** **V3**
Decision dated: 5th November 2021

THIS APPLICATION IS TO DISCHARGE DETAILS RELATING TO THE PROPOSED REBUILT PORCH ONLY



Elevations of proposed rebuilt porch shown above (the photo shows the building as existing)

3 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation. Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

EXTERNAL FACINGS

PORCH PLINTH to be old Suffolk red bricks laid in traditional broken bond

PORCH RENDER to be sand/cement render with masonry paint finish, cream colour to match existing

PORCH ROOF TILES to be reclaimed clay peg tiles with mortar bedded verge and mortar bedded half round ridge to match existing main roof, tile verge to project above painted timber bargeboards as the existing porch

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FENESTRATION *Prior to the commencement of any works to alter fenestration of the hereby approved development, detailed large appropriately scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new or replacement windows, roof lights and doors and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved. Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF. (Note: The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.)*

New windows and door:-

PORCH WINDOW MATERIALS to be timber with projecting cill with throating and puttied beads

PORCH WINDOW FINISHES to be white paint as existing

PORCH WINDOW METHOD OF OPENING to be fixed lights or if opening to be with traditional butt hinges, cockspur handles and casement stays

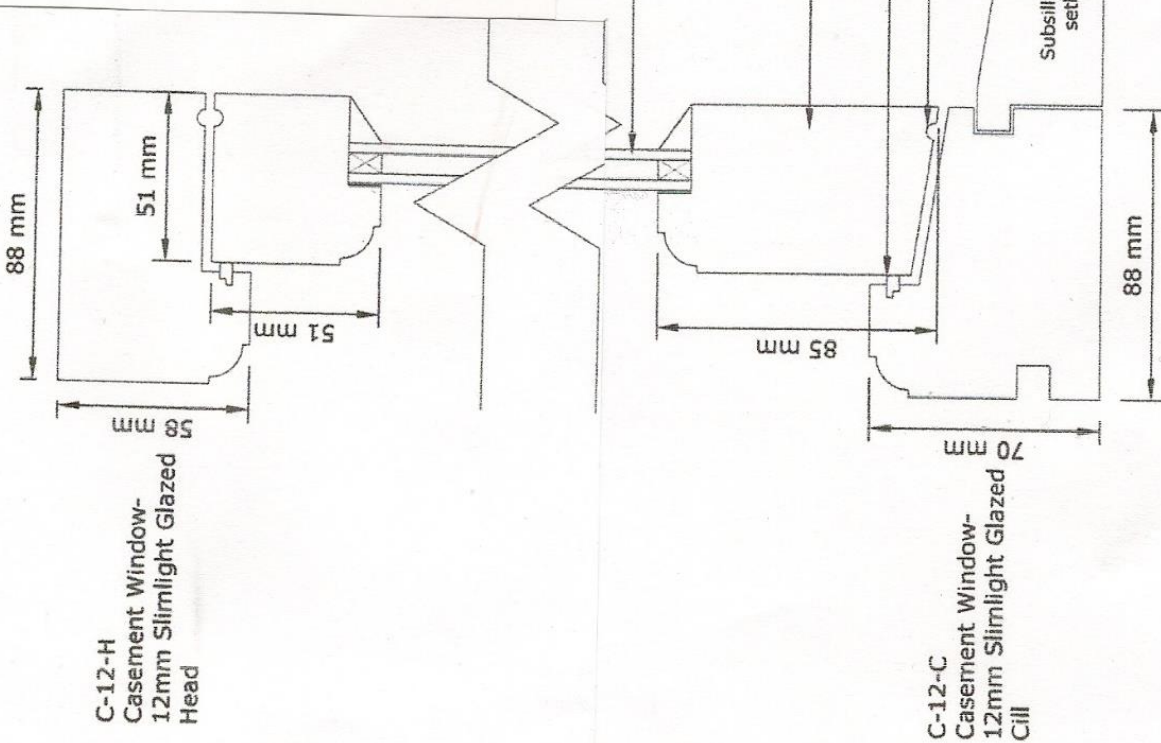
PORCH WINDOW GLAZING to be clear slimlite double glazing max 12mm thick with planted glazing bars as large scale details max 20mm wide

PORCH DOOR to be hardwood clear stained with small glazed light just below the curved top rail, let into matching hardwood frame



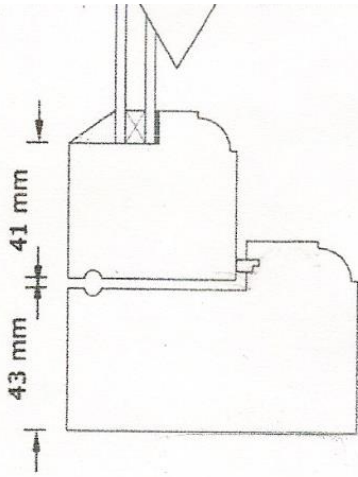
Former porch window for reference, proposed new porch windows below

DETAILS OF
PROPOSED PORCH
WINDOWS
AMERICA COTTAGE
COMBS

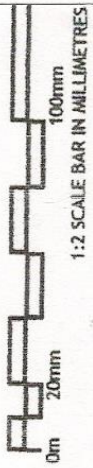


C-12-H
Casement Window-
12mm Slimlight Glazed
Head

C-12-C
Casement Window-
12mm Slimlight Glazed
Cill



C-14-J
Casement Window-
12mm Slimlight Glazed
Jamb



DRAWING NO: TD1904.C-12
DRAWING TITLE: CASEMENT WINDOW - 12MM SLIMLIGHT GLAZED
SCALE: 1:2 @ A3
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Detail of proposed front door

End of document