

MATERIALS SCHEDULE – NON MATERIAL AMENDMENT

LPA REF: DC/075244, CONDITION 2

Site: Land Rear of 124 Shaw Heath, Stockport, SK2 6QS

This NMA application follows a recent application to discharge the planning condition no. 2 on the above permission / site:

Notwithstanding the submitted details no development shall take place until (i) a schedule of all the materials of external construction has been submitted to and approved in writing by the local planning authority and (ii) samples have been made available for inspection on the site. For the avoidance of doubt, the roof covering shall consist of natural slate. The development shall not be occupied until it has been completed in accordance with the approved schedule and materials.

Following a site visit and discussions, a set of materials were agreed in principle. As some of these materials (aluminium cladding rather than zinc and render on one elevation) were different to that which were indicated at planning application stage, the submission of an NMA was suggested rather than a condition discharge in order for all the materials to be agreed.

The two materials in question were the dormer cladding and the use of render as the finished material on one elevation. These details are shown on the following pages, but the other external materials are also included as these also require formal sign off.

Appendix 1 contains details of correspondence following discussions on site where material samples were provided.

If any further information is required, please get in touch.

Material Details

- **1. External Walls – North and West Elevations – Brick Finish (as agreed/seen on site)**

Wienerberger Cassandra Multi



- East (internal) Elevation (Only) – Eco Rend (Sky Finish)

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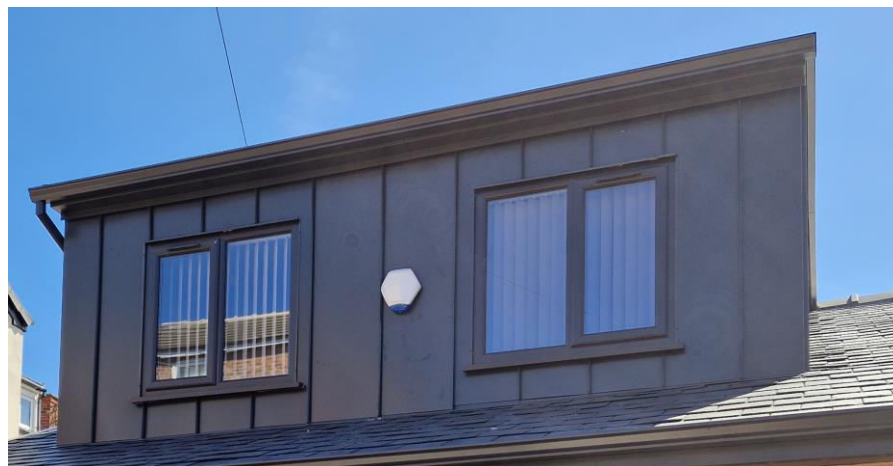
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- **Roof – Slope – Natural Slate – Estillo Dark Blue Grey Spanish Slate**



- Dormer (Cheeks and Face) – Aluminium Cladding



- **Windows and Door – Visage UPVC Anthracite Grey RAL 7016**

7016
Anthracite
Grey

- **Facias / Gutters** – Facias UPVC Anthracite Grey RAL 7016, Gutter/Downpipes RAL9005



Appendix 1 – Email discussion on materials during condition discharge application

On Tue, 27 Sept 2022, 09:55 Chris Smyton, <chris.smyton@stockport.gov.uk> wrote:

Morning Saeed.

In principle I confirm that the materials we discussed on site are acceptable, and having seen the photos I am also prepared to accept the aluminium cladding to the faces of the dormer (based on 450mm wide strips). However, I cannot agree to these materials as part of this discharge of condition application noting the materials applied for as part of the application. In order to agree the materials I would advise you to apply for a non-material amendment to the original planning permission, seeking an amendment to the materials shown on the approved plans.

Chris

From: Inspire Planning Solutions <info@inspireplanning.co.uk>

Sent: 22 September 2022 15:24

To: Chris Smyton <chris.smyton@stockport.gov.uk>

Subject: Re: External: Fwd: 124 Shaw Heath DC/086041

Good afternoon Chris,

Thank you for visiting the site this morning. I understand the materials were generally acceptable but there was some discussion on the dormer finish and I have been asked to send a couple of examples.

I have attached 3 images showing the use of aluminium which has been used on such dormers, including where they sit on grey slate roofs. The applicant is also intending to have the gutters / fascias in this material to tie it in and give a unified look overall.

The material is available in wider sections than the sample you saw on site (around 450mm wide) and would be finished in vertical sections similar to what the approved plans indicated on the dormer face and cheeks.

Hoping the attached is useful and that you can confirm acceptability.

Regards

Saeed