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7th November 2023
(via. Planning Portal)

Dear Sir or Madam,

Pound Farm, Higham

This letter is to accompany an application to discharge the below Listed Building Consent conditions at Pound Farm, Hadleigh Road, Higham CO7 6LF. Reference Number: DC/21/05108.

Listed Building Consent Condition No.3:

No development/works shall be commenced above slab level until precise details for the main dwelling and extension, including manufacturer literature 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.

Listed Building Consent Condition No.4:

No development/works shall be commenced above slab level until precise details for the conversion and extension of the outbuilding, including manufacturer literature 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.

Listed Building Consent Condition No.5:

Before any works are commenced to the eaves and verges of the building/s, detailed large scale drawings of the eaves and verge detail of the building/s shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s. This condition is required to be agreed prior to the commencement of such works to ensure matters of historic interest are considered and approved early to avoid damage or lost. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to such assets.

Listed Building Consent Condition No.6:

Prior to the installation of any rainwater goods to both the main dwelling extension and the conversion of the outbuilding, details manufacturers literature of rainwater goods shall be submitted in writing and approved by the Local Planning Authority. These shall be implemented in full and thereafter retained as installed.

Reason - In the interests of the character, integrity and preservation of the building

Listed Building Consent Condition No.7:

No development/works shall be commenced above slab level, unless otherwise approved in writing by the Local Planning Authority, until a panel of the proposed brickwork, not less than 1msq, is constructed on site and retained for the duration of the development. Opportunity to be given for the heritage officer to inspect.

Note: The Local Planning Authority requires 14 days written notice of materials being provided on site. If provision on site is not possible, please contact the Local Planning Authority to organise an alternative location. Materials will not be accepted at the council offices.

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.

Listed Building Consent Condition No.8:

Prior to the implementation of any limewash, details of colours and specification of any limewash shall be submitted to in writing and approved by the Local Planning Authority. The limewash shall be implemented in the approved form.

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.

Listed Building Consent Condition No.9:

Prior to the commencement of any works to any new or existing chimney, large scale vertical section drawings of the chimney at a scale of 1:20, including materials specification 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.

Listed Building Consent Condition No.10:

Prior to the commencement of any works to alter any fenestration to main of the main dwelling and extension 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.)

Listed Building Consent Condition No.11:

Prior to the commencement of any works to alter any fenestration to outbuilding of the hereby approved for conversion and extension, 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.)

Listed Building Consent Condition No.12:

Before any works to the timber frame of the outbuilding granted for conversion and extension are commenced a precise detailed schedule of works to be carried out to the timber frame including annotated photographs and materials specification shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the character, integrity and preservation of the building/s This condition is required to be agreed prior to the commencement of such works to ensure matters of historic interest are considered and approved early to avoid damage or loss. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to such assets.

Listed Building Consent Condition No.13:

Prior to the commencement of any works to the outbuilding, precise schedule of all repair works, including materials specifications and annotated photographs of all structural and other repairs to be undertaken to the building/s shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented in their entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s. This condition is required to be agreed prior to the commencement of such works to ensure matters of historic interest are considered and approved early to avoid damage or loss. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to such assets.

Listed Building Consent Condition No.14:

Prior to the commencement of any works to the outbuilding, existing and proposed large scale section drawings through all various areas of fabric, to include the walls, floor, ceiling and roof shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented in their entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s. This condition is required to be agreed prior to the commencement of such works to ensure matters of historic interest are considered and approved early to avoid damage or loss. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to such assets.

Listed Building Consent Condition No.15:

Prior to the commencement of any works to the outbuilding, a method statement of alterations to the fireplace, walls, floor, ceiling and roof, to include proposed finishes and materials specification to internal walls shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented in their entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s. This condition is required to be agreed prior to the commencement of such works to ensure matters of historic interest are considered and approved early to avoid damage or loss. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to such assets.

Listed Building Consent Condition No.16:

Prior to the commencement of any works to the outbuilding, manufacturers literature of mechanical ventilation, including annotated photographs of their location internally and externally shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented in their entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s. This condition is required to be agreed prior to the commencement of such works to ensure matters of historic interest are considered and approved early to avoid damage or loss. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to such assets.

Condition 3: Main Dwelling Materials

Details of the materials are as follows:

- External walls to single storey part of east extension: Soft red brick ex. Sussex Handmade laid in lime mortar and finished with traditional Limewash ex. Best of Lime. (Colour to match existing limewash)
- External walls to two storey part of east extension: Soft red brick ex. Sussex Handmade laid in lime mortar and finished with traditional Limewash ex. Best of Lime. (Colour to match existing)
- External walls to west extension: Lime render finished with traditional Limewash ex. Best of Lime. (Colour to match existing limewash)
- External walls to garden link (south) extension: Soft red brick colour/blend matched to existing bricks ex. Bulmer Brick & Tile Company, laid in in lime mortar.
- Roof Covering to east and west extensions: Appledore plain tiles ex. Kent Clay Tiles
- Roof covering to garden link (south) extension and Dressing Room link: Code 5 milled lead 'flat' roof with 45mm timber mopsticks and formed over continuous copper clips to eaves.
- Chimney to east extension: Soft red brick ex. Sussex Handmade laid in lime mortar.
- Sash windows and casement windows: Bespoke painted timber sash windows and casement windows with heritage (slim) double glazing. (Colour: Clunch ex. Farrow & Ball, in eggshell finish)
- External doors: Bespoke painted timber glazed doors with heritage (slim) double glazing. (Colour: Clunch ex. Farrow & Ball, in eggshell finish)
- Rainwater goods generally: Painted cast iron 102mm half round gutters and 75mm diameter round downpipes ex. Alumasc. (Colour: Clunch ex. Farrow & Ball, in eggshell finish)
- Rainwater goods to Kitchen porch: Painted cast iron Apex Heritage 100x75mm ogee gutters and 75mm diameter round downpipes ex. Alumasc. (Colour: Clunch ex. Farrow & Ball, in eggshell finish)

Condition 4: Outbuilding Materials

Details of the materials are as follows:

- External walls, generally: Sawn larch weatherboards, left to fade silver grey to new Bedroom & Bathroom extensions, black to Studio room.
- Plinths to external walls: Soft Sussex Handmade red brick in lime mortar to Studio, Black rendered to Bedroom & Bathroom Extensions.
- Roof covering: Appledore plain tiles ex. Kent Clay Tiles.
- Chimney: Soft Sussex Handmade red brick in lime mortar.
- Casement windows: Bespoke painted timber casement windows with heritage (slim) double glazing. (Colour: TBC)
- Rainwater goods generally: Painted cast iron 102mm half round gutters and 75mm diameter round downpipes ex. Alumasc. (Colour: Black)

Condition 5: Eaves & Verges

Refer to enclosed drawings 177.300, 177.301, 177.302 177.303 & 177.500.

Condition 6: Rainwater Goods

- Rainwater goods generally to main dwelling: Painted cast iron Apex Heritage 100mm half round gutters and 75mm diameter round downpipes ex. Alumasc. (Colour: Clunch ex. Farrow & Ball, in eggshell finish)
- Rainwater goods to main dwelling Kitchen porch: Painted cast iron Apex Heritage 100x75mm ogee gutters and 75mm diameter round downpipes ex. Alumasc. (Colour: Clunch ex. Farrow & Ball, in eggshell finish)
- Rainwater goods to Outbuilding: Painted cast iron 102mm half round gutters and 75mm diameter round downpipes ex. Alumasc. (Colour: Black)

Condition 7: Sample panel of brickwork

The sample of brickwork will be constructed on site in February 2024. The Local Authority will be invited to inspect this once constructed.

Condition 8: Limewash

Traditional Limewash ex. Best of Lime. (Colour to match existing)

Condition 9: Chimney Details

Refer to enclosed drawing 177.305.

Condition 10: Main Dwelling Fenestration

Refer to enclosed drawings 177.200, 177.201, 177.400, 177.401, 177.403 & 177.404.

Condition 11: Outbuilding Fenestration

Refer to enclosed drawings 177.202, 177.410, 177.411 & 177.412.

Condition 12: Outbuilding Timber Frame Schedule of Works

Refer to enclosed The Morton Partnership Schedule of repairs.

Condition 13: Outbuilding Timber Frame Repair Schedule of Works

Refer to enclosed The Morton Partnership Schedule of repairs.

Condition 14: Outbuilding Large Scale Sections

Refer to enclosed drawing 177.303.

Condition 15: Outbuilding Method Statement for works to Outbuilding Chimney

Refer to enclosed The Morton Partnership Schedule of repairs.

Condition 16: Outbuilding Mechanical Ventilation

Wall mounted Simply Silent extractor fan ex. Xpelair in Bathroom. Ducting through new wall fabric to lead vent to southeast elevation of bathroom extensions.

Yours faithfully,

Ed Jaques
for Hoare Ridge & Morris LLP

Enclosures:

- 177.200 Proposed elevations
- 177.201 Proposed Elevations
- 177.202 Proposed Studio Elevations
- 177.300 Construction Section
- 177.301 Construction Section
- 177.302 Construction Section
- 177.303. Construction Section
- 177.305. Chimney Details
- 177.400 Sash Window Details
- 177.401 Casement Window Details
- 177.403 Oak Screen Details
- 177.404. External Door Details
- 177.410 Studio Casement Window Details
- 177.411 Studio External Door Details
- 177.412 Studio External Door Details
- 177.500 Full size profiles
- The Morton Partnership Schedule of repairs to the Outbuilding.

Appendix A: Rainwater goods information

- Alumasc gutters technical information.

Appendix B: Extract ventilation details

- Bathroom fan ex. Xpelair - product information.
- Lead external wall vent ex. Leadworx - product information.