

The Old Forge, Brimpsfield:

Conditions Compliance:

Conditions generally:

We note the following regarding the conditions imposed on the approval:

1. Conditions 3 and 5 are effectively two versions of the same condition, requiring samples of the stonework. Photos of a sample panel are included in this document and apply to both conditions.
2. Condition 4 requests samples of “roofing”. We have included a photo of the proposed tiles which match the existing. We have also included a photo of the proposed flat roof membrane as this is technically “roofing” but is not visible as it sits behind a parapet.
3. Condition 5 requests details of the doors and windows. This condition is typically imposed on heritage projects where new doors and windows will be prominent, however, the case officer’s report confirms that the development has “considerable screening” and “lacks any prominence from public viewpoints” and therefore the extension’s doors and windows are not visible from the public realm.
4. The approved rooflights and lanterns are more prominent than the doors and windows, but the conditions do not request details for these elements.
5. The property is not subject to an article 4 direction and so benefits from permitted development rights where rooflights, doors, windows etc can be inserted without consent. The proposals include new openings facing the street which are permitted development and so details are not required for those more prominent alterations.
6. The applicant intends to replace the existing low-quality UPVC doors and windows with significantly higher-quality heritage style doors and windows, with flush casements and a woodgrain finish in agate grey. This will provide an overall improvement to the property, and is covered by permitted development.
7. The proposed doors and windows for the extension, details of which are required under condition 5, have been specified to match the PD replacement windows to the rest of the building to ensure a consistent finish and appearance. The attached window schedule shows all new and replacement doors and windows for completeness.

Condition 3:

3 Prior to the construction of any external wall of the development hereby approved, a sample of the proposed walling shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.



The proposed walling stone is "Golden Cream" images of the sample panel above.

Condition 4:

4 Prior to the construction of any roofing of the development hereby approved, samples of the proposed roofing shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.



New plain tiles (above) to match existing tiles (above right)



Sarnafil flat roofing membrane in lead grey

Condition 5:

5 Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar has been erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

See walling stone sample panel under condition 3.

Condition 6:

6 No external doors or windows shall be installed/inserted/constructed in the development hereby approved, until their design and details including finish have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Please refer to the attached door and window schedule. The proposed details are:

- Truhouse timber alternative.
- Flush Casement
- Heritage style with butt joints
- 56mm casement frames with ovolo bead.
- 18mm glazing bead with ovolo profile.
- Colour – Agate Grey with woodgrain finish.



Example of the frame detail and the same style in a stone building.