

Planning Statement

Client: Mr D Cousins

Project: Demolition of existing conservatory, erection of new single story rear extension, internal alterations, glazed link between house & garage, new garage roof & partial conversion of garage into guest bedroom and ensuite

Site Address: 72-78 Bear Street,
Nayland,
Colchester,
Essex,
CO6 4HY

Date: 19th November 2023

Reference: 1359-01 – PS

Revision: A



Introduction:

This report has been produced and is submitted in support of the application for the Removal/Variation of a condition application for previously granted listed building consent DC/22/06331 - 'Proposed Demolition of existing conservatory, erection of new single story rear extension, internal alterations, glazed link between house & garage, new garage roof & partial conversion of garage into guest bedroom and ensuite' at 72-78 Bear Street, Nayland, Colchester, Essex, CO6 4HY. This was granted in conjunction with Planning permission DC/22/06330. The aim of this report is to provide additional information to further illustrate and assist the application.

Statement:

The Proposed works are to be broken up into two phases. Phase 1, The demolition of the existing conservatory, internal alterations to the existing dwelling, and construction of the rear extensions. Phase 2, The conversion of the existing garage outbuilding and construction of the glazed link and structural openings between the dwelling and the garage outbuilding. This is to reduce the disruption on site and manage the costs of the project.

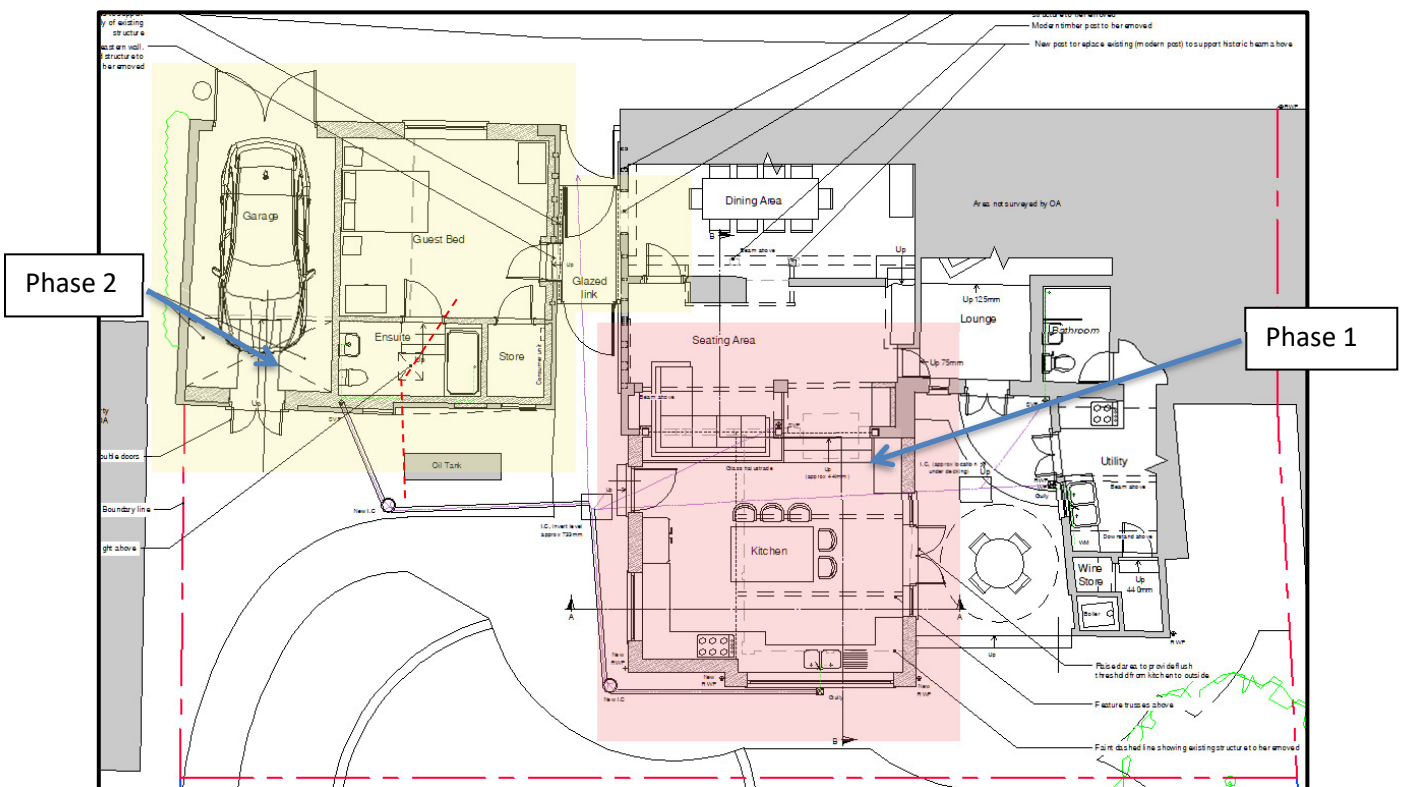


Figure 1: Diagram illustrating the two phase of construction

Some of the current conditions are worded so they need to be addressed 'prior to commencement of works' or similar. This means that to start phase 1, details of Phase 2 would

need to be agreed and discharged well before Phase 2 begins. This would mean materials being agreed and structure exposed to parts of the building well ahead of the work in that area being progressed. This would leave the applicants vulnerable to supply issues and price fluctuations as well as additional upfront cost. This application proposes to revise the conditions so they state prior to the relevant phase of the project commencing, they can then be discharged/partially discharged prior to the relevant phase of the work being undertaken.

Prior to submitting this application, the principle of varying the conditions as described was discussed with a member of the Babergh heritage team. they felt that Section 19 of the listed building act would allow such a variation to be made to the relevant conditions. They did identify that the wording of the conditions may prove to be 'complex'. As such, should the wording of the proposed variation of conditions proposed in this application need be adjusted or clarified, we happy to discuss this and would invite the case officer to discuss this with us ahead of making their final recommendation.

Conclusion:

The proposed variations to the conditions to listed building consent DC/22/06331 are intended to help with the practicalities of undertaking the work. The application does not seek to remove any conditions or reduce the amount of information provided. Furthermore, it does propose undertake any works ahead of the relevant details outlined in application DC/22/06331 being submitted and approved by the local authority. Instead, it looks to allow a little more flexibility in when this information is submitted to allow the applicant to better manage the disruption and costs on site.