

Development Management  
City of Cardiff Council  
County Hall  
Cardiff  
CF10 4UW

23<sup>rd</sup> November 2023  
Westfield Architects Ref WA/337/LBCMNR.CL



**Planning Approval – LBC/22/00025/MNR.**

**Conversion to 2No. residential dwellings with associated refurbishment and alterations at 25-27 Heol-y-Deri, Rhiwbina, Cardiff. CF14 6HB.**

This covering letter is in support of the discharge of planning conditions 4, 5, 6, 7 and 8 attached to consent LBC/22/00025/MNR

**Condition 04:**

*Any proposed replacement rainwater downpipes and soil pipes are to be in cast metal and match the finished appearance of the existing original goods adjacent. Details of any replacement gutters or hoppers proposed as part of these works shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to said rainwater goods.*

The replacement rain water goods as described within drawing number 337DOC – AL(99)04 – Proposed Elevations (as per the consented drawing) and referenced in the consented specification item 4.0.2:

Please refer to document 337 – Floplast Cast Iron Style RWGs.

**Condition 05:**

*Details of all proposed new fireplaces, hearths and fireplace surrounds are to be submitted to and agreed in writing by the Local Authority prior to installation.*

The consented floor plans and specification include 4No. reinstated fire places to the ground floor. However, the applicant does not wish to undertake these works. The revised drawing number 337DOC – AL(99)03 Proposed Floor Plans is an amended drawing highlighting the revision.

**Condition 06:**

*A full window schedule shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to said windows. The works shall be implemented in accordance with the details hereby approved.*

Please refer to drawing number 337 – AL(99)09 – Window and Door Schedule along with drawing number 337DOC – AL(99)04 – Proposed Elevations for window references in context.

**Condition 07:**

*Details of the proposed windows and doors to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units shall be submitted to and approved in writing by the Local Planning Authority prior to installation.*

Please refer to drawing number 337 – AL(99)08 – Replacement window and door details.

**Condition 08:**

*Details of the proposed sash lifts to original windows of a scale to sufficiently describe the proposed shall be submitted to and approved in writing by the Local Planning Authority prior to installation.*

Following further specialist research, any bottom rail sash lifts would require excessive adjustment to the existing windows. Therefore the applicant intends to refurbish and retain the existing window furniture to the middle rail of the sash windows. All other furniture to remain as existing.

A handwritten signature in black ink, appearing to read 'S.D. Westcott'. The signature is fluid and cursive, with a large initial 'S' and 'D'.

Sam Westcott. RIBA

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