



**Office Address:  
Total Planning Solutions (UK) Ltd  
5 Roman Terrace  
Orchard View  
Linthorpe  
Middlesbrough  
TS5 5QF**

**Award Winning Town Planning & Architectural Consultancy**

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Tel: 01642 945752 Mobile: 07932036065 Email: Fahim@tps-uk.co.uk Web: www.totalplanningsolutions.co.uk  
Facebook: Total Planning Solutions–UK Ltd Company Registration No: 8665011

Date: 7<sup>th</sup> January 2024  
Our Ref: Plot 7/2024

Planning Department  
Municipal Buildings  
Church Road  
Stockton-on-Tees  
TS18 1LD

**REF: SECTION 73 – VARIATION OF CONDITION NO.1 (PLOT 7 PLANS) OF APPROVED APPLICATION REFERENCE – 21/0648/REM  
PLANNING CONDITION DETAILS FOR OUTLINE CONSENT REF.16/3146/OUT & RESERVED MATTERS APP REF. 21/0648/REM**

**SITE: KNOWLES FARM, GROVE BANK, KIRKLEVINGTON**

**DECISION DATE: 26<sup>TH</sup> JULY 2021**

Dear Sir/Madam,

The applicant has submitted a Section 73 Application to the Council to address a change to the originally approved floor and elevation plans for Plot 7 with respects to the approved housing development for 10no. dwelling houses.

**SECTION 73 DETAILS**

As illustrated on the revised Section 73 Plan, the changes include the following points;

1. Substitution of approved house type for Plot 7 with minor design changes such as a rotation of house layout, additional windows, dual pitch roof detailing, balustrades, increase in width of garage with internal room configuration to ground and first floor.

**CONDITIONAL DISCHARGE DETAILS**

For clarity a discharge of condition application has been approved for Outline conditions no7 (Discharge of Surface Water), no11 (Construction Management Plan), no12 (Site Construction Access) and no17 (Levels) of planning approval 16/3146/OUT.

REMAINING CONDITIONAL DETAILS FOR OUTLINE APPROVAL (16/3146/OUT) ARE AS FOLLOWS;

“16. Noise disturbance from adjacent rail traffic:

Prior to the commencement of the first dwelling a noise mitigation strategy based upon the principles contained within the "Noise Survey and Façade Acoustic Design Strategy" by Apex Acoustics dated May 2016 shall be submitted to and approved in writing by the Local Planning Authority for each phase or individual dwelling, as appropriate. The noise mitigation strategy may include specific mitigation measures including but not necessarily restricted to acoustic glazing or acoustic barriers. The development shall be implemented in accordance with the approved mitigation strategy and the mitigation measures retained throughout the lifetime of the development.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise"

**DETAILS:**

1. Plan attached illustrating 2.0m high close boarded timber fence with density of surface density  $\geq 10 \text{ kg/m}^2$  to be erected to western perimeter from plot 1 to plot 7
2. All glazing to Bedrooms and Living room windows will be installed with 4mm/20mm/4mm with an Rw of 31 (see attached spec)
3. Acoustic Trickle Vent (LINK VENT 5000) see attached will be installed to all habitable room windows

“18. 10% Renewables or fabric first

Prior to the commencement of any of the development hereby approved and unless otherwise agreed in writing with the Local Planning Authority as being unfeasible or unviable, a written scheme shall be submitted to and approved in writing by the local planning authority which details how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or the use of specific building materials. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations or other such superseding guidance. Before the development is occupied the approved scheme of reduction shall have been implemented on site and brought into use where appropriate. The approved scheme shall be maintained in perpetuity thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of promoting sustainable development in accordance with the requirements of Local Plan Policy ENV1.”

**DETAILS:**

SAP Compliance sheet attached to confirm Fabric First Approach with the installation of Air Source Renewable which complied with Part L Building regulations.

REMAINING CONDITIONAL DETAILS FOR RESERVED MATTERS APPROVAL (21/0648/REM) ARE AS FOLLOWS;

“2. Materials - prior to above ground construction

Notwithstanding any description of the materials in the application, the above ground construction of each plot shall not be commenced until precise details of the materials to be used in the construction of the external walls and roof of the buildings and hard landscaping for that plot have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to allow the Local Planning Authority adequate control over the appearance of the development”

**DETAILS:**

**BRICKWORK - WEINBERGER KEMPLEY ANTIQUE**

[https://www.itdove.co.uk/products/65mm-kempley-antique-brick-wienerberger-515728?qclid=CjwKCAjw44mlBhAQEiwAgP3eVnFpNRHc8r56d2Ryg70Xfj3eNeUqtT-nb5U60p0jRDqD4L\\_h4hTzbhoCcb4QAvD\\_BwE](https://www.itdove.co.uk/products/65mm-kempley-antique-brick-wienerberger-515728?qclid=CjwKCAjw44mlBhAQEiwAgP3eVnFpNRHc8r56d2Ryg70Xfj3eNeUqtT-nb5U60p0jRDqD4L_h4hTzbhoCcb4QAvD_BwE)



**ROOF TILES - PLANUM LA ESCANDELA (SLATE DARK GREY COLOUR)**

<https://www.roofstorepltd.com/product/la-escandella-planum/>



## **DRIVEWAY AND PATHS – DRIVESETT ARGENT GREY BLOCK PAVING**

[https://www.marshalls.co.uk/gardens-and-driveways/product/drivesett-argent-granite-block-paving?sku=PV136350F&gad=1&gclid=CjwKCAjw44mIBhAQEiwAqP3eVgA3JKJJnb-Euq9GQ00yUewgGG8Scw8jWGRON\\_ElisSrR0atJRfHPBoC4RcQAvD\\_BwE](https://www.marshalls.co.uk/gardens-and-driveways/product/drivesett-argent-granite-block-paving?sku=PV136350F&gad=1&gclid=CjwKCAjw44mIBhAQEiwAqP3eVgA3JKJJnb-Euq9GQ00yUewgGG8Scw8jWGRON_ElisSrR0atJRfHPBoC4RcQAvD_BwE)



## **PATIO TO REAR – ITALIAN PORCELAIN LIGHT GREY COLOUR**

[https://www.stone-directuk.com/shop/external-sandstone-paving/porcelain-silver-grey/?attribute\\_size-options=900+x+600+x+20mm+-+21.5+sqm+Pack&iv&gclid=CjwKCAjw44mIBhAQEiwAqP3eVuv4qFWxMvuiTchyEEKdZBSZqJZlmaL\\_FWOhO4pJB0mgSKghOy6YXnhoCXYQAvD\\_BwE](https://www.stone-directuk.com/shop/external-sandstone-paving/porcelain-silver-grey/?attribute_size-options=900+x+600+x+20mm+-+21.5+sqm+Pack&iv&gclid=CjwKCAjw44mIBhAQEiwAqP3eVuv4qFWxMvuiTchyEEKdZBSZqJZlmaL_FWOhO4pJB0mgSKghOy6YXnhoCXYQAvD_BwE)



**WINDOWS AND DOORS – HIGH QUALITY UPVC DOUBLED GLAZED UNITS (RAL 9005) BLACK COLOUR**



**CLADDING TO FAÇADE**

**WESTERN CEDAR WITH DARK STAIN**

<https://cranwoodindustries.com/western-red-cedar/>



**If you require any further clarification on this matter, please contact me accordingly.**

Yours faithfully,  
Mr Fahim Farooqui MSc MRTPI (Director)  
Total Planning Solutions (UK) Ltd