

Appendix B

EMAIL CORRESPONDENCE WITH DESIGN AND CONSERVATION

From: Peter Wren <[REDACTED]>
Sent: 10 November 2023 12:10
To: Design Conservation <[REDACTED]>
Cc: Liz Stocks <[REDACTED]>
Subject: [EXTERNAL]:Roof repair in Sedgefield conservation area . No 4 and No 5 The Square TS21 2AB

You don't often get email from peterwren4@googlemail.com. Learn why this is important

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Hello

Seeking your view on roof repair that uses replacement tiles while retaining the current visual appearance.

We own residential properties No 4 and No 5 The Square, Sedgefield, TS21 2AB.

During recent bad weather the tenants in No5 reported water leaking in through the roof. This is primarily where the roof of number 5 meets the wall of (the taller) No 6 The Square. However on investigation our roofer reported that, in addition to the obvious leaks reported by the tenants, there is other water ingress, the underfelt has failed in several places and is generally life expired. The roof was Installed at least 50 years ago.

His strong recommendation is that any repair focussed solely on known leaks would be very short term and that the correct solution is that the contiguous front roofs of 4 and 5 [facing on to The Square] be stripped; any necessary repairs made to roof structure, modern membrane be installed across both properties, lead flashing to side & around chimney stacks and the tiles then put back.

The current tiles are 'Redland 49' style. We will seek to source sufficient tiles of identical type to act as replacement for breakages, cuts for flashing etc.

If it proves impossible to source sufficient identical tiles, then an alternative would be complete replacement using visually similar tiles of the same style. Difference being in the precise measurements.

From previous correspondence (Jan 2022) we understand that changing the style of roof tiles would require approval, and for that we would need to go through the planning process.

What is your view on replacement tiles that retain the current visual appearance?

Regards

Peter Wren

From: Design Conservation <[REDACTED]>

Date: Mon, 20 Nov 2023 at 16:44

Subject: RE: [EXTERNAL]:Roof repair in Sedgefield conservation area . No 4 and No 5 The Square
TS21 2AB

To: Peter Wren <[REDACTED]>

Cc: Liz Stocks <liz.stocks@ntlworld.com>

Dear Peter,

Thank you for your email and I am sorry for the delay in getting back to you. The properties at The Square in Sedgefield are within the boundary of Sedgefield Conservation Area and covered by an Article 4 Direction, meaning planning permission is required for works such as wholesale replacement of roof coverings. The existing tiles are of course not of any historic significance and replacement would like be acceptable. However should wholesale replacement be proposed would be a good opportunity to install a more appropriate type of covering, such as similar to the pantiles on the adjoining building. This would enhance the contribution the building delivers to the character and appearance of the conservation area in which it prominently sits.

Regards,

Tom Betts

Design and Conservation Officer

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