

ArchTwo Ltd

Date: Thursday 18 January 2024

Dear Sir/Madam,

Application Nr: 23/01192/APP - Discharge of Planning Conditions for a proposed two storey rear/side extension and single storey conservatory at Fountaine House, Church Road, Stoke Hammond, Buckinghamshire MK17 9BP.

I refer to planning permission number 23/01192/APP granted on the 02 May 2023 in respect of the above development. I now formally apply on behalf of my client Mrs Mercia Mathew for approval of the following Planning Conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Clients Comments: The Development is due to commence on site during the first quarter of 2024.

2. The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and plan numbers; LB-0309-PL01_01 by the local planning authority on 2nd May 2023 and LB-0309-PL01-02-A received on 23rd June 2023 and in accordance with any other conditions imposed by this permission.

Clients Comments: The Development shall adhere to the approved drawings by the Local Planning Authority.

3. No development shall take place on the building(s) hereby permitted until samples of the bricks, tiles and slates proposed to be used on the development shall be inspected on the site by the Council's Heritage Officer and approved in writing by the Local Planning Authority.

Clients Comments: Please see attached appendix A which shows the proposed samples.

Informative(s):

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Buckinghamshire Councils District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

Clients Comments: Understood and acknowledged.

Archtwo Ltd

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Continuation:

2. In accordance with paragraphs 38 and 39 of the National Planning Policy Framework 2021, the council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. The council works with applicants/ agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the applicant/agent was informed of the issues arising from the proposal and given the opportunity to submit amendments/additional information in order to address those issues prior to determination. The applicant/agent responded by submitting amended plans/additional information which were found to be acceptable, so the application has been approved.

Clients Comments: Understood and acknowledged.

[REDACTED]

If there is likely to be any difficulty in obtaining approval, I would appreciate a telephone call on [REDACTED] email me at archtwo@sky.com so that such difficulties can be resolved as soon as possible.

Yours faithfully




[REDACTED]

Karl M Johnson PG Dipl Arch, MA Arch, PG Dipl ISVA, MSc Law, LLM, RMaPs, ACI Arb, RIBA



Appendix A: Proposed Material Samples

Please note all materials are proposed until approval is granted by the Local Planning Authority

Extension:

Existing materials and finishes:	Proposed materials and finishes:	Photograph of Proposal
<p>WALLS: Painted brickwork on side elevation.</p>	<p>215 x 102.5mm London Multi Stock With dark mortar as supplied by Marshmoor Brick Ltd (Ref: MMB-67) or similar and approved</p>	
<p>WINDOWS: White painted timber Sash windows double glazed side hung opening windows with fix pane to opposite half and a soldier course above</p>	<p>Six pane white woodgrain effect uPVC double glazed low energy slide sash windows with intergrated georgian 'astral' glazing bars and similar soldier course above or similar and approved. NB: Cill's may not be reconstituted stone</p>	
<p>ROOF COVERING: Non-Interlocking plain rustic roof tile</p>	<p>266 x 165mm Non-Interlocking plain rustic roof tile to match the existing. (NB: existing roof tiles shall be reused where practical).</p>	



continuation:

<p>SOFFIT + FASCIA: White painted timber soffit and fascia</p>	<p>White PVCu fascia and soffit NB: Although the guttering and rain water downpipe are similar to the proposed the roof covering and elevation treatment has no bearing on this proposal.</p>	
<p>GUTTERING + RAINWATER DOWNPIPES: Black PVCu rainwater downpipes with half round black plastic guttering.</p>	<p>Black PVCu rainwater downpipes with half round black plastic guttering to match the existing throughout the property.</p>	

Conservatory:

Existing materials and finishes:	Proposed materials and finishes:	Photograph of Proposal
<p>WALLS: Painted brickwork on side elevation.</p>	<p>215 x 102.5mm to a height of 600mm London Multi Stock with a dark mortar as supplied by Marshmoor Brick Ltd (Ref: MMB-67) or similar and approved</p>	

continuation:

<p>DOORS: ¾ white timber external French doors set. Double glazed doors with infill panel below.</p>	<p>Twelve pane white woodgrain effect uPVC double glazed low energy external French door set with intergrated georgian 'astral' glazing bars and similar soldier course above or similar and approved.</p>	
<p>WINDOWS: White painted timber Sash windows double glazed side hung opening windows with fix pane to opposite half and a soldier course above</p>	<p>Six pane white woodgrain effect uPVC double glazed low energy slide sash windows with intergrated georgian 'astral' glazing bars and similar soldier course above or similar and approved. NB: Cill's may not be reconstituted stone</p>	
<p>ROOF COVERING: Non-Interlocking plain rustic roof tile</p>	<p>500 x 250mm smooth fine grain Dark Grey slate with longitudinal texture (NB: existing roof slates shall be reused where practical).</p>	
<p>SOFFIT + FASCIA: White painted timber soffit and fascia</p>	<p>White PVCu fascia and soffit NB: Although the guttering and rain water downpipe are similar to the proposed the roof covering and elevation treatment has no bearing on this proposal.</p>	

continuation:

**GUTTERING + RAINWATER
DOWNPIPES:**

Black PVCu rainwater
downpipes with half round
black plastic guttering.

Black PVCu rainwater
downpipes with half
round black plastic
guttering to match the
existing throughout the
property.

