

**Materials Schedule for the Discharge of Condition 3
of
Planning Approval 23/1014/HSE**

11 The Avenue, Potters Bar, EN6 1EG Second Application

Materials schedule to discharge condition 3 of Planning Approval 23/1014/HSE

Introduction

The first application to discharge conditions was disapproved on the basis of the roof tiles and the external wall finish. Place Services who gave Built Heritage Advice in writing wrongly identified the existing roof tiles as clay. Despite an email via the Planning Officer correcting this and an extension of time Place Services did not comment again and the application was refused.

The existing concrete roof tiles impose an excessive load on the property. The roof structure was not originally designed for the weight of concrete tiles and was clearly not strengthened prior to the concrete tiles being installed. The roof would originally have been constructed with clay tiles or slates.

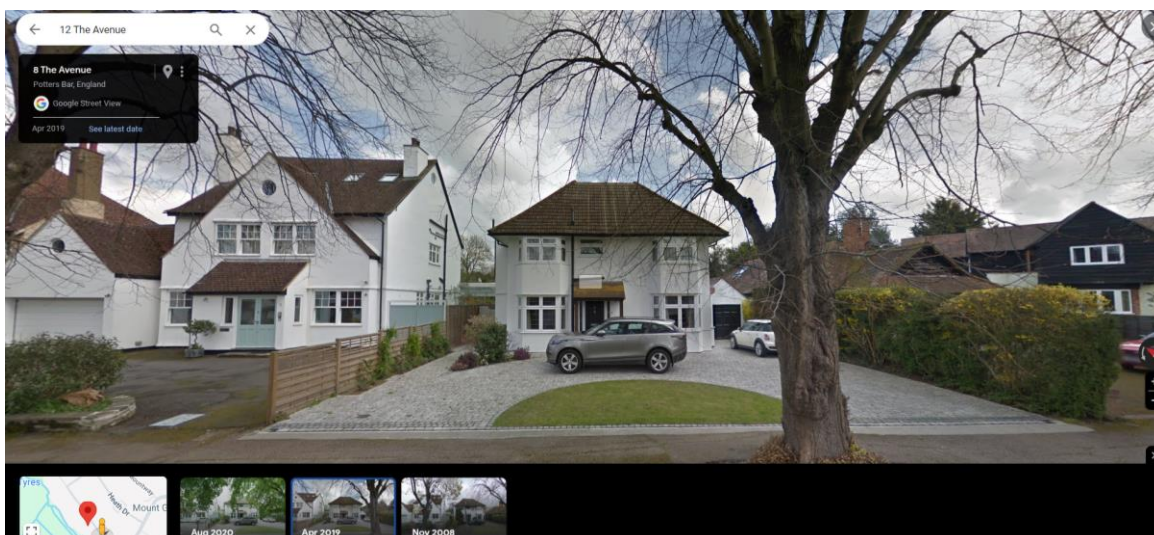
It is not desirable nor recommended by engineers to use concrete tiles again. As the property is deemed by Place Services to make a positive contribution to the significance of the Conservation Area then a clay tile should be acceptable. Since the original applications were made the applicant has noted several properties with grey roof tiles, particularly No 7 which has recently replaced their roof tiles in grey and the condition imposed gave the applicant the opportunity to change from 'tiles to match existing'.

Grey is the applicant's preferred colour and based on No 7 thought there would be no objection to the change in colour, however if Place Services are unwilling to recommend approval of grey tiles an alternative is proposed below

Place Services describe the existing external elevation treatment as pebbledash render at first floor and smooth render at ground floor, no mention is made of the facing brick finish to the garage. The decision notice described the elevation treatment as buff pebbledash render to the upper floor and smooth cream render to the ground floor. This is the case to the rear elevation, however to the front elevation both the pebbledash and the smooth render are in cream. There are areas around the property that are undecorated or painted in a different colour.

From research undertaken it is believed that the ground floor elevations were originally constructed in brickwork but were at some time in the past smooth rendered over.

Images of No 7 are below, the first taken from Street View in 2019 showing the roof tiles at that date and the second taken from outside the property this week. Note the tiles have been replaced with grey tiles. A search of the planning website reveals only one planning application in 2019 for tree works. Replacing the roof tiles would presumably be considered permitted development, however permitted development usually requires materials to match existing.





Our client feels that is extremely unfair that he is unable to have a grey roof finish when two houses away the roof covering has been changed without any permission or consequences. It should also be noted that No 23 The Avenue appears to have the original slate roof covering still in place and therefore it would not be out of keeping for our client to have an artificial slate roof as proposed previously.

Condition 3

A schedule with clear photographs of the types and colour of the materials to be used in the external finishes

Roofing

As explained above the new tiles will not be concrete to match existing due to the excessive loading of concrete tiles.

Based on the fact that No 7 has grey tiles on the roof without permission the preferred option is Marley Hawkins Blue Smooth plain clay tiles. Images and website link below:

<https://www.marley.co.uk/roof-tiles/clay-roof-tiles/hawkins-plain-tile>

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HAWKINS

MACHINE-MADE CLAY PLAIN TILES

The name 'Hawkins' has been synonymous with quality roofs for over 150 years. This heritage, combined with our modern firing techniques, gives a unique colour range.

TECHNICAL TOOLKIT

provides a comprehensive technical service and a range of online tools to ensure design performance and compliance to the latest British Standards and NHBC technical guidelines. These services include:

- ▲ Firing specifications: marley.co.uk/ilefex
- ▲ NBS clauses: marley.co.uk/specrite
- ▲ CAD details: marley.co.uk/cad
- ▲ BIM models: marley.co.uk/bim

For more information on the recent update to the British Standard for Slating and Tiling (BS 5534) and how it might affect your project, please visit marley.co.uk/BS5534

FEATURE TILES

Available in a range of colours. For advice on the use of feature tiles in main roof areas, contact the Technical Advisory Service.

Club Bulbux

COLOUR AVAILABILITY

See pages 46-51 for more detailed colour panels.

Key: (F) Fine standard finish (S) Smooth finish (T) Textured finish

TECHNICAL DATA

Size of tile	345mm x 145mm
Minimum pitch*	3%
Minimum joints	90°
Minimum headlap	45mm (roof) 35mm (eave/col)
Maximum gauge	100mm (roof) 115mm (vertical)
Cover width	145mm (nominal)
Tile thickness	11mm (nominal)
Covering capacity (sqft)	48 (flat) or 100mm gauge (roof) 53 (flat) or 115mm gauge (vertical)
Weight of tiling (kg/m ²)	44kg/m ² (S & T) or 100mm gauge (roof) 54kg/m ² (S & T) or 115mm gauge (vertical)
Buttens required (mm)	12.5 (a min) at 100mm gauge (roof) 8.7 (a min) at 115mm gauge (vertical)
Butten gap recommended	25 x 25mm for other supports not exceeding 600mm centres (fixed to BS 5534)
Tile nails	38mm x 2.65mm
Adhesive	BS 291 (flat)

* The maximum recommended pitch and top may be influenced by special circumstances, please contact the Technical Advisory Service.

SUSTAINABILITY

Green guide rating	A* (Element ref: B1241000)
BES 6001	Excellent - cost scheme 3 credits
Embodied carbon	Carbon footprint of 33 KgCO ₂ e/m ² at 100mm gauge

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HAWKINS BLUE SMOOTH

SMOOTH FINISH

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If Place Services and the Planning Department are insistent that grey tiles are not acceptable, the alternative suggested tile is Redland Rosemary Clay Classic Plain Roof Tile 95 Dark Antique see website link and images below

<https://www.bmigroup.com/uk/p/rosemary-clay-classic-tile-dark-antique-smooth-1774595698/?pathname=%2Fuk%2Fredland-pitched%2Fclay-and-concrete-plain-roof-tiles%2Frosemary-clay%2Frosemary-classic%2F>

This screenshot shows the BMI website interface. At the top, there is a navigation bar with links for 'Contact us', 'BMI from the Rooftop', 'Downloads', 'About us', 'Find a stockist', 'Find a roofer', and a language selector for 'UK'. Below this is a secondary navigation bar with categories: 'Icopal Flat Roofing', 'Redland Pitched Roofing', 'Construction Products', 'BMI Academy', and 'Support'. A search icon and a shopping cart icon are also present. The main content area features a large image of a roof covered in dark brown tiles. Below this image is a horizontal gallery of smaller images, including various roof types and a close-up of a single tile. To the right of the main image is a product detail panel for 'Redland ROSEMARY CLAY CLASSIC TILE'. It specifies the 'Colour: Dark Antique' and shows a color selection palette with the selected color highlighted. Below the palette, it lists 'Surface Finish: Smooth' and 'Dimension: 265x165x13x13mm'. A red button at the bottom of the panel reads 'Select to order your free sample +'. A vertical 'Feedback' button is located on the far right edge of the page.

This screenshot shows the same BMI website interface as above, but with a different main image. The main image is a close-up of a single dark brown roof tile, showing its textured surface and interlocking shape. The product detail panel on the right remains the same, displaying 'Redland ROSEMARY CLAY CLASSIC TILE', 'Colour: Dark Antique', 'Surface Finish: Smooth', and 'Dimension: 265x165x13x13mm'. The red button 'Select to order your free sample +' is still visible. At the bottom of the product panel, there is a small red icon and the text 'Data sheets'. The navigation and secondary navigation bars are identical to the previous screenshot.

BMI Icopal Flat Roofing ▾ Redland Pitched Roofing ▾ Construction Products ▾ BMI Academy ▾ Support ▾

Redland

ROSEMARY CLAY CLASSIC TILE

Colour: Dark Antique

Surface Finish: Smooth

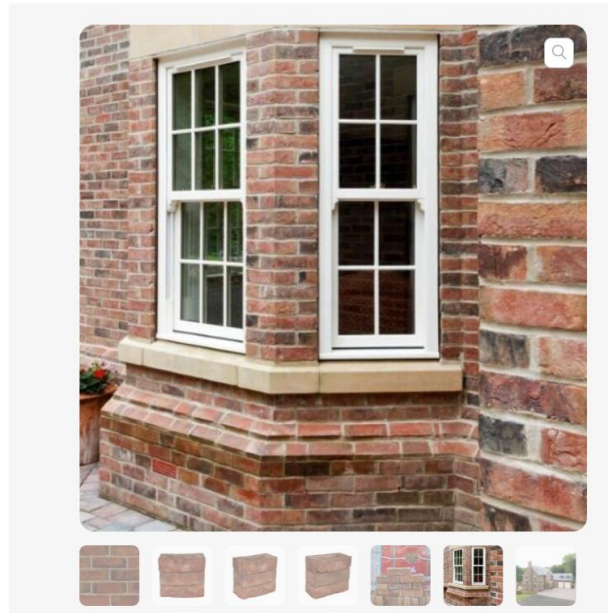
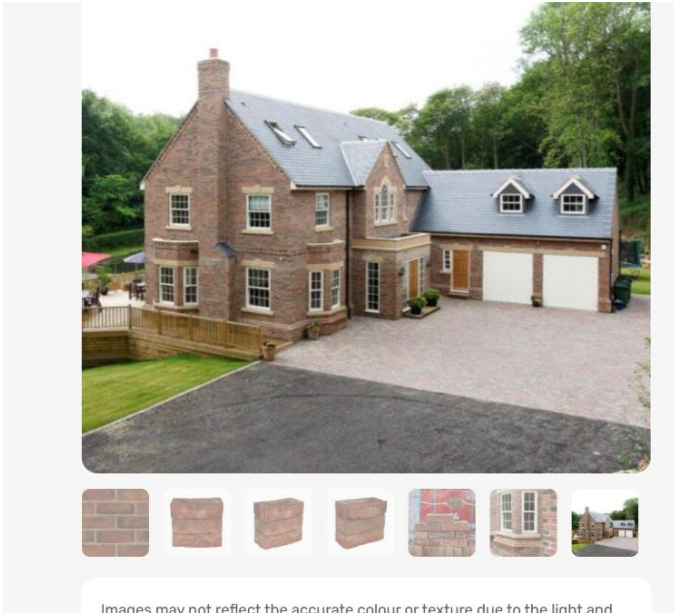
Dimension: 265x165x13x13mm

Select to order your free sample +

Walls

The walls will be finished in smooth render painted white. This will match the finish of the existing ground floor as seen in the images below, the left hand picture is a generic image of smooth render the second image a site photo of the existing ground floor render

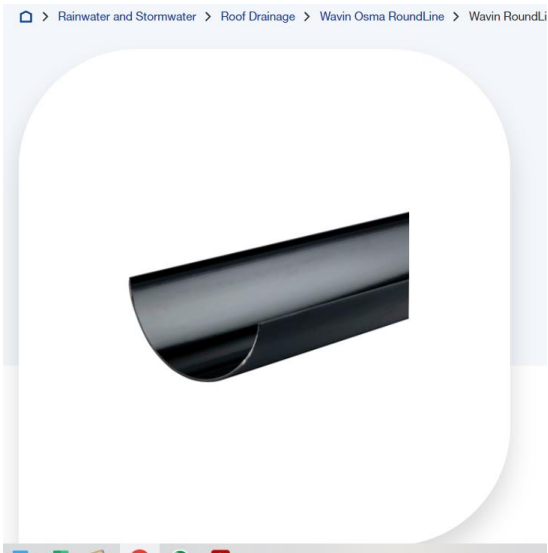




Rainwater Goods Gutters

Osma Roundline gutters in black, see website link and image below

<https://www.wavin.com/en-gb/products/b7c8b7f0-72f9-4a0e-be8c-91fb5f937d17>



Rainwater Pipes

Osma Roundline downpipes in black, see website link and image below

<https://www.wavin.com/en-gb/product/0c40db4e-3824-49a1-b898-167effdb3fc5>

> Rainwater and Stormwater > Roof Drainage > Wavin Osma RoundLine > Osma Round



Fascias and soffits

Eurocell black ash 200x9mm fascia boards and soffits

See website link and image below

<https://www.eurocell.co.uk/fascia-and-soffits/capping-boards/capping-board>

