

Discharge of Condition 3 Summer Room Materials 2023/1127/LBC

Also refer to 858 L 03.06.09.A10

1 Gainsborough, Chilcompton

Conditions reads

3. GARDEN ROOM - Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the garden room element of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and 2023/1127/LBC APZAPZ 2 approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

Materials to be used for the summer room.

Dark Grey – Simple EPDM roof. Falling in short direction to linear gutter formed in same material.

Exiting roof to hopper and downpipe as below



Condition Reads

5. GARDEN ROOM - Ducts, Pipes, Rainwater Goods - Submission of Details (Bespoke Trigger)

No ducts, pipes, rainwater goods, vents or other external attachments to the garden room element of the development shall be fitted or installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. All such attachments shall thereafter be retained in that form.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029

Image shown of hopper and downpipe. The products will be black powder coated aluminium with textured finished. Images below. Photo shows existing black PVC rainwater goods



Condition Reads

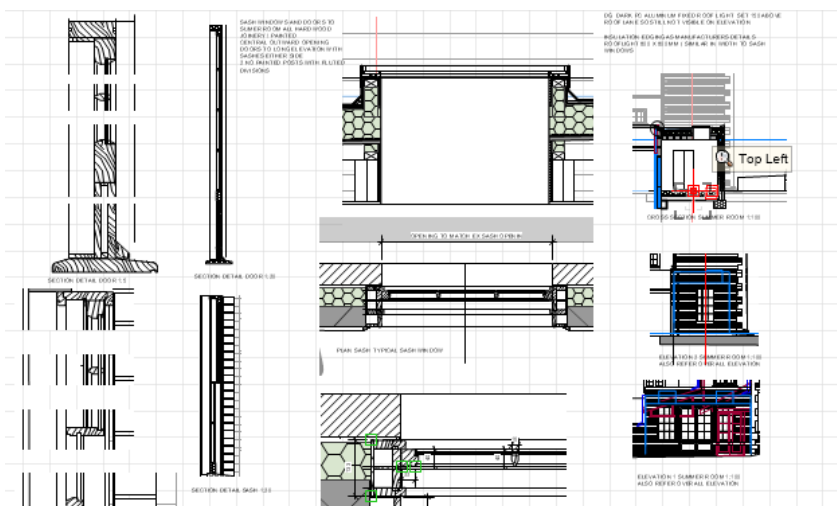
9. Joinery Details - Submission of Details (Bespoke Trigger)

No piece of internal or external joinery (of any material), including rooflights, on the garden room, link or garage/workshop shall be installed or undertaken unless full details of that piece. have been first submitted to and approved in writing by the Local Planning Authority. Such 2023/1127/LBC APZAPZ 3

details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

Refer to detail drawing 858 A 10 for summer room joinery and also see elevations.



11. GARDEN ROOM - Attachment to no.2 Gainsborough and Boundary Wall - Submission of drawn details (Bespoke Trigger)

No construction of the garden room element of the development shall commence until drawn details illustrating the junctions between the garden room, the boundary wall and no.2. Gainsborough have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage assets in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029

Refer to Drawings 858 L 03 AND 858 L 06

Current garden wall has coping removed. stud frame above to roofline with sloped lead capping to link with new roof to extension.

Neighbours take onboard the blocking in of slanted window and retrimming of roof tiles from current timber abutment to marry extension detail.

Neighbours will reroute boiler and extract flue in accordance with building regs and any other necessary consent. Refer to 858 L 06



Hetreed Ross Architects January 2024