

## **PLANNING REFERENCE 23/04220/DIS**

### **DEVELOPMENT PROPOSED:**

Discharge of Condition 6 (Details of Services Internal & External) relating to Listed Building Consent 22/04272/LBC for the conversion of existing detached barn to self-contained ancillary accommodation and occasional holiday let use and refurbishment of distressed outbuilding affecting a Grade II Listed Building (re-submission)

LOCATION: Bronhaul, 6 High Street, Grinshill, Shrewsbury, Shropshire.

### **Condition 6 Details of Services Internal & External).**

**Conservation comments: 23/04220/DIS** – Condition 6 Details of Services Internal & External). Still not sufficient information provided as per the previous comments made. I have reviewed the drawings he suggests show this information and the elevations do not, which was what was missing. There appears to be two soil vent pipes possibly on the exterior. Most people do try to put them internally and have just a small exist through the roof. They will need to consider whether this is acceptable however they do it as they have rooflights and windows in close proximity so this could mean a very tall SV pipe or vent. They may need to consider a (durgo) or air admittance valve for the toilets as these will need no exit, they will need to get this specified for them and building regs will need to know what they are proposing to do.

### **Applicant Response**

Thanks for clarifying the requirement (as we mentioned previously we are not architects so sometimes the references are confusing)

To confirm the plan for the two bathrooms is to have an internal pipe leading to a small exit in the roof. The overview of the approach would be:

- Both bathrooms are located on the ground floor
- An internal pipe from the bathroom up to the roof will be used to provide ventilation
- The pipe will use pre-existing gaps in the ceiling to avoid any impact on the existing structure
- The vent exit will be through a small tile access located at the back of the barn

We have also provided a plan on the proposal (apologies it is basic, however we do not have the required CAD software to provide in more detail)

### **Condition 12: Windows & Doors**

#### **SC Conservation Comments:**

Having reviewed the submitted response from the applicant the following comments are made:

1. The applicant agrees to amend the window designs in terms of glazing bars and design, but no revised sections etc have been provided.



With regards to the window design then the proposal is that the current design is retained, with no cross bar. Unfortunately due to their age, wood worm infestation and general rot the current windows cannot not be repaired, however by retaining the existing design the original character/look of the barn will be retained.

I have provided a separate document which provides a cross section of the window design.

2. Door to kitchen - the case put forward is understood in terms of the privacy issues and it is not intended that the shutters are closed but pinned back. It is further understood that the doors may not have any historic value but the type of door opening was an openable solid timber door and the normal way to address these are to have a fully glazed door which in essence looks like it is open, hence the retention of an external door pinned back. If this needs to be addressed in terms of privacy then a more simple door style could be used, not one that appears whole domestic and alien to the overall appearance of this historic farm building/outbuilding. Whether the door is fully or partially glazed there is still the ability for overlooking into private areas in the courtyard. Unfortunately the condition cannot be discharged as there are no revised details to assess in any case.

Due to the front of the barn being visible from the road and neighbouring houses, as previously mentioned we are not keen to use a fully glazed door. This is further reinforced with the proposed plan to use the barn for occasionally holiday letting, with occupants not likely wanting a glass door opposite bedrooms and the kitchen.

In response to latest suggestion of plain door, we propose the following option:

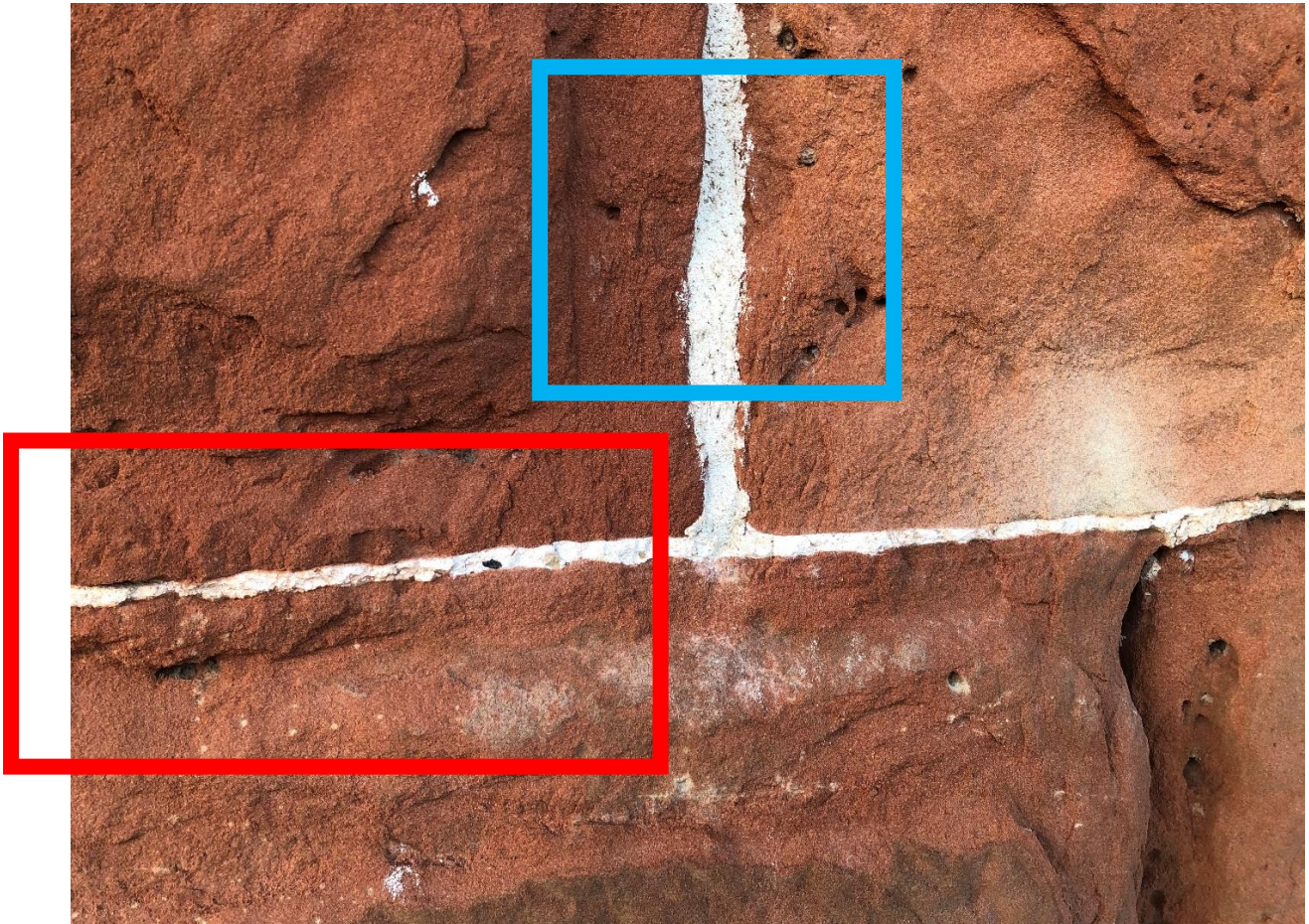


We have provided a supplementary file which provides more details

### Condition 10

SC Conservation comment: 'The info provided re condition 10 is beneficial. However, the visual regarding the mortar pointing does not really say whether it is done using the mix they are stating etc. They need to do a point sample area with the mortar mix they propose so that we can see the actual.

Applicant Response:



The above picture shows an sample area which includes the original lime mortar (**red box**) and the new lime mortar (**blue box**). We have included the image with this response to allow a better view, however as you can see there is little if no difference.

With regards to the pointing then new pointing will only be used to replace where cement has previous been used, or where the original lime mortar has been eroded. Where the original lime mortar is in good condition it will remain.

With regards to the lime mortar being used this will be B5 lime putty from the Traditional Lime Company, which is based on natural lime materials specially designed for historic buildings