

Woking Borough Council
Planning Department
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL

Our Ref: 1422/DoC Application
Your Ref:

Date: January 4th, 2024

Dear Sir/Madam

Subject: Dormer Cottage, Bonsey Lane, Woking, Surrey.

Please find attached for your attention a Discharge of Planning Conditions application relating to the listed building consent application PLAN/2022/0290 which is sought for the for the erection of single storey side and rear extensions and internal and external works to restore and repair the listed building at the above address.

On 3rd February 2023, this LBC (PLAN/2022/0290) and the householder planning application PLAN/2022/0289 (linked to LBC application PLAN/2022/0290) was approved. The LBC was granted subject to conditions, specifically Condition 02 (Materials) and Condition 04 (Window and Door Details).

This Discharge of Conditions application provides sufficient information to the council for these two conditions to be discharged. This includes specifying the materials to be used in the external elevations of the extensions and detailed drawings of the windows and doors respectively.

In support of the discharge of conditions application, to satisfy condition 02, we enclose for your attention, the following plans;

- 1422 - PL17 - Sheet - PL13-100b - PROPOSED ELEVATIONS
- 1422 - PL17 - Sheet - PL13-101b - PROPOSED ELEVATIONS
- 1422 - PL14 - PL13-102b PROPOSED ELEVATIONS OUTBUILDING
- 1422 - PL14 - PL13-003b PROPOSED ROOF PLAN

Further information is detailed below. Please see proposed elevations to view which aspects the following materials relate to.

2 - Plain Tile

For illustration purposes these images demonstrate the appearance of the Warner Star Continuous Nibs plain roof tiles to be used, referenced within the proposed elevations.



7 - Glass

Framed Glass Walls by Cantifix.

Structurally integral and sustainable glazing solution with films insulating films applied between panes, preventing heat transfer in and out. The glass walls will be triple glazed contributing to a center pane U-value of approximately 0.8w/m2K giving an install of 1.0w/m2k vertical and 1.1w/m2k horizontal. The 70-37 coating will give a .37 G Value and a 70% Light transmittance.

5 - Timber Cladding Stained/Burnt Finish

Standard cavity wall construction with scorched timber from PermaChar.

Made from "A" Grade Larch, the 'Raven' colour has had a medium level of firing, giving a darker black look. This cladding will be 120mm width.



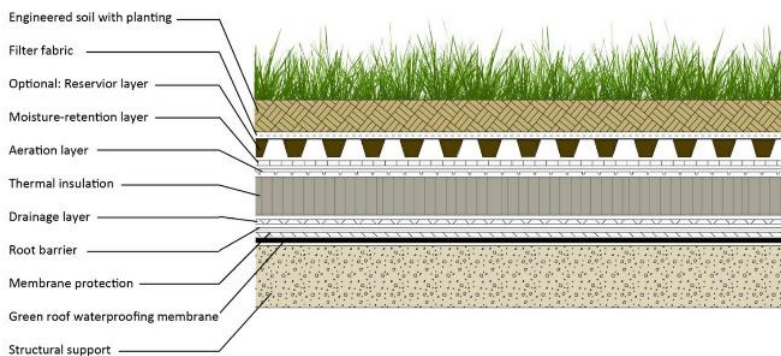
For the below materials, please refer to PL13-003b PROPOSED ROOF PLAN highlighting which elements these pertain to.

1 - Sedum Roof

The Sedum green roof will be Sempergreen®'s Lightweight System.

The maximum saturated weight of this lightweight green roof is 55 kg/m² and it can be placed on roofs between 0 and 25 degrees making it ideal for this scheme. At least 95% of the Sedum-mix blanket is covered with plants and consists of a mix of 6 to 8 different Sedum species.

This will sit on top of Glass Reinforced Plastic (GRP) roof.



2 – Glass Roof Separator

Fixed Glass Rooflights by Cantifix.

All the same technical specifications of the Framed Glass Windows.

The Glass Rooflights will provide interior space with natural light increasing sustainability, minimising electricity costs during daylight hours, and supplying users of a space with the wellbeing benefits of natural light.

In order to satisfy condition 04, we provide the following drawings:

- WD13-305 - DETAILS - EXTERNAL DOORS
- WD13-303a - DETAILS SECTIONS 4

These show details of the proposed windows and doors including materials and both sections and elevations at a scale of 1:20 or less.

If there is anything else that you require for the discharge of these conditions, please do not hesitate to contact us.

We thank you for your time on this matter.

Yours sincerely

Matthew Galvin
Planning Assistant