

PEC/F1657

12th February 2024

Development Control
Mendip District Council
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Dear Sir / Madam,

Re: Application for Approval of Details reserved by Condition at, Manor Farm, Kennard Moor Drove, Coxbridge, Glastonbury, Somerset, BA6 8LG.

Planning approval ref: 2021/2870/HSE - DISCHARGE OF CONDITION No's 5 and 9.

Listed Building Consent ref: 2021/2871/LBC - DISCHARGE OF CONDITION No's 3, 4, 5, 7, 10, 11 and 16.

Further to the Planning Approval and Listed Building Consent at the above site, please find enclosed and below the following documentation in PDF format in support of an application for approval of details reserved by condition: -

- Revised planning drawing F1657/100E with updated ground floor plan.
- Set of drawings from 'The Frameless Glass Company' detailing the glazed garden room extension.
- Drawing F1657/110 detailing the entrance gate and railing.
- Drawing F1657/111 detailing the proposed internal doors.
- Document 'F1657 - Repointing Method Statement'.
- Document 'F1657 - Fireplace Photos'.
- Document 'F1657 - Larder Post Photo'.
- Document 'F1657 - Finishes Schedule'.

The fee to discharge the Householder conditions will be made via BACS payment to the Planning Portal, representing the application fee. No fee is payable for the DoC Listed application.

Two previous applications have already been made to discharge Condition No's 3, 6, 7 & 8 to 2021/2870/HSE and Condition No's 8, 12, 13, 14 & 15 to 2021/2871/LBC (see 2022/1939/APP and 2022/1928/APP) and have been discharged via the 'Deemed Discharge' process. These conditions therefore do not form part of this application.

Discharge of Conditions:

We hereby request formal discharge of the following remaining conditions –

Condition 5 (HSE) and 10 (LBC) – Glazed Garden Room Extension Details.

Please find attached a PDF copy of the drawings from 'The Frameless Glass Company' showing the details of the glazed garden room extension (Rooms GF8 & GF9). Details on

12th February 2024

pages D03, D05 and D07 show the connection between the glazing and the existing house at the roof abutment and side walls. Also attached is our revised planning drawing **F1657/100E** showing the updated arrangement of fixed and sliding glazed panels to the garden room.

Condition 9 (HSE) and 16 (LBC) – Gate and Estate Railing.

Please find attached a PDF copy of our new drawing **F1657/110** showing the details and photos of the iron entrance gate and estate railings.

Condition 3 (LBC) – Joinery Details (Internals - House).

Please find attached a PDF copy of our new drawing **F1657/111** showing details of the proposed internal doors. These have only been fitted into the new partition walls or where the existing doors are missing. All existing internal doors have been retained in-situ unless noted otherwise.

Condition 4 (LBC) – Re-pointing Method Statement, Specification & Sample Area (House).

Please find attached our PDF document ‘**F1657 – Repointing Method Statement**’ describing the methodology, material specifications for repointing, and photographs of a sample area.

It should be noted that former Conservation Officer Zoe MacLennan also took numerous photos of the stone walls and mortar joints for reference during her site visit, a record of which should be on the council’s system.

Condition 5 (LBC) – Fireplaces.

Please find attached our PDF document ‘**F1657 - Fireplace Photos**’ with photographs of the renovation works to the fireplaces to the ground floor Dining Room (GF1), Snug (GF5), and Living Room (GF2). The works involved the removal of the 1960/1970’s brick/stone rubble infill material to the existing fireplaces to expose the original open fireplaces.

The Conservation Officer observed two of the three fireplaces on their last visit in 2022. Works have now been completed and the Conservation Officer is welcome to visually inspect them as required.

The ground floor plan shown on our revised drawing **F1657/100E**, also attached, has been updated to show the extent of work to fireplaces to the Living room (GF2) & Snug (GF5).

Condition 7 (LBC) – Timber Post to Larder.

This condition is no longer required as it was found that the existing post within the wall was structurally adequate to support the loading, and therefore a separate freestanding post was not necessary and so has not been installed.

PEC/F1657

12th February 2024

Please find attached our PDF document '**F1657 – Larder Post Photo**' with a photograph of the rear wall to the larder area (GF3), showing the existing post within the wall to the left of the door, and demonstrating that a separate freestanding post has not been installed.

The ground floor plan shown on our revised drawing **F1657/100E**, also attached, has been updated and the proposed post removed.

Condition 11 (LBC) – Internal Treatments & Finishes - Schedule (House).

Please find attached our PDF document '**F1657 – Finishes Schedule**' describing the finishes to each room.

I trust this information is sufficient to enable the above conditions to be discharged and look forward to receiving formal confirmation in due course. However, should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully

P. Clark

Mr Peter Clark
Della Valle Architects Ltd

Enc
c.c. Mr P. Moore.