

Discharge of Condition 6, 7, 8 and 9 Link Room 2023/1127/LBC

Also refer to 858 L04, 05, 07, 08, 10 and A 11

1 Gainsborough, Chilcompton

Conditions reads.

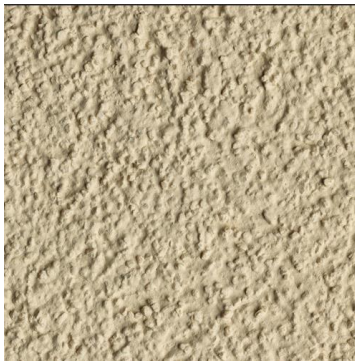
6. LINK - Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the link 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 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).

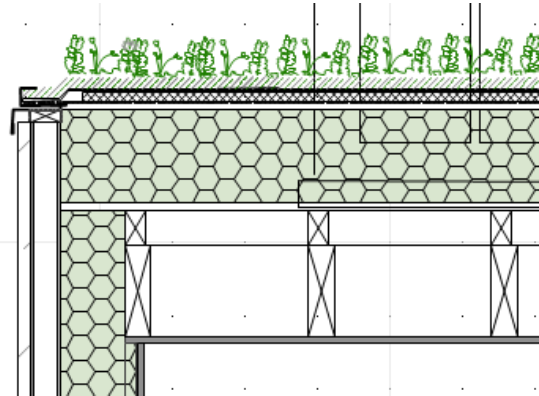
Walls. As the link is between two existing structure, there are 2 walls, street facing and garden facing. These are demonstrated on 858 L 05 and 10

The wall will be naturally coloured textured. A suggest colour is demonstrated below.



As condition 7 requires a sample panel then this will be submitted once one can be made on site when initial works commence

The roof approach has been consented in the listed building application. The appropriate solution is a Bauder low build up roof system as shown below. Note the roof is stepped towards the main house to allow a good down stand to the existing window on the side elevation.



8. LINK/GARAGE/WORKSHOP - Ducts, Pipes, Rainwater Goods - Submission of Details (Bespoke Trigger)

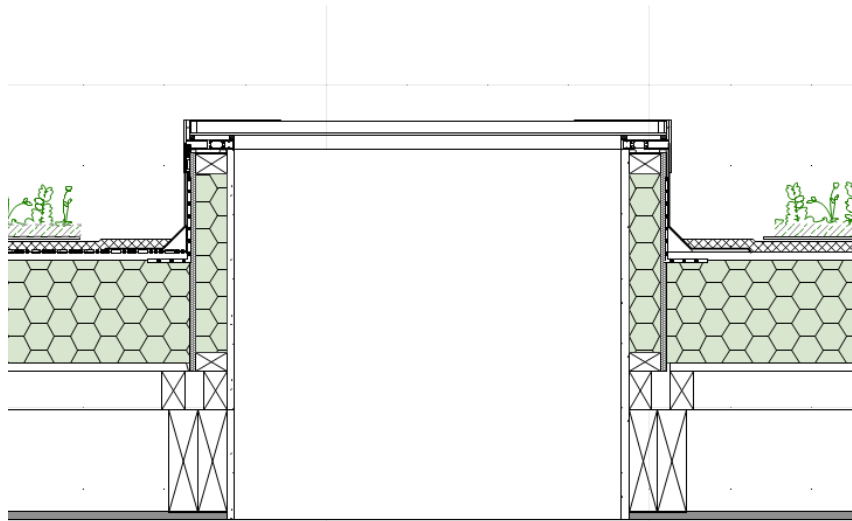
No ducts, pipes, rainwater goods, vents or other external attachments to the link/garage/workshop elements of the development shall be fitted or installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. All such attachments 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 (adopted 2014).

The roof drainage will exit via a powder coated down pipe and hopper also as submitted for summer room. Drainage on the garage will remain as existing and extended as gable to front removed to match existing. This is black PVC.



Rooflight details are similar to summer room already submitted but also as below.



Condition Reads

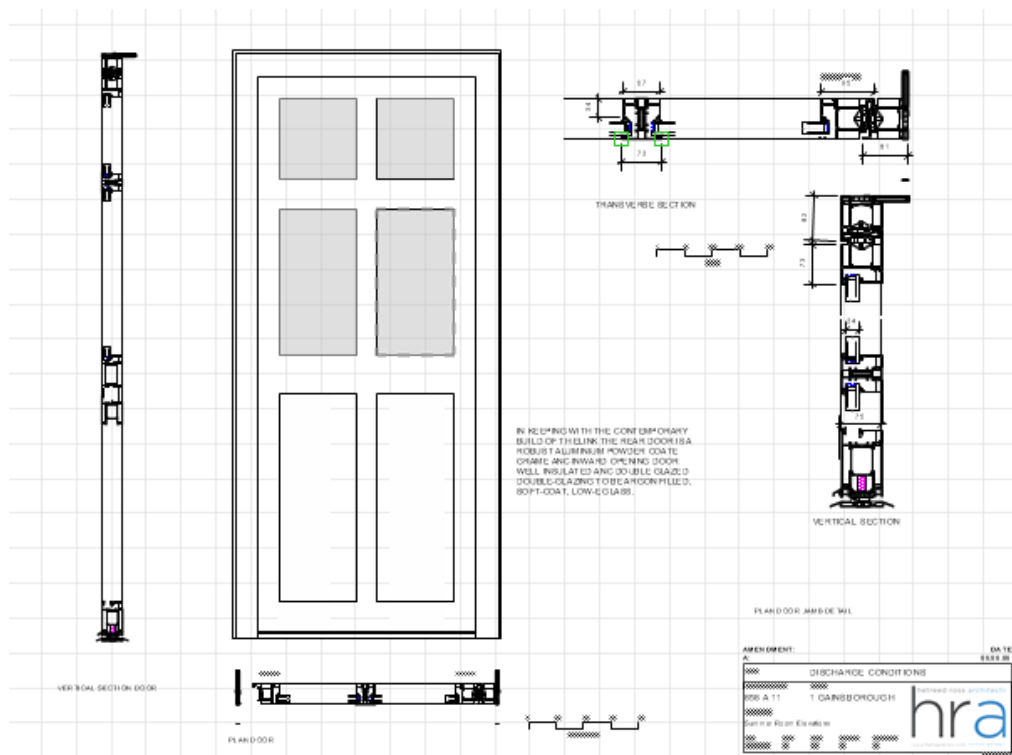
9. Joinery Details - Submission of Details (Bespoke Trigger)

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 drawing Refer to detail drawing 858 A 11 for Link Joinery. This only concerns rear garden door as only external joinery in link.



For completeness as application the current flue is to be removed and the masonry made good to matching stonework and render as appropriate. The replacement extract will be as below. Black Cast iron. Any stonework affected made good to match.



Hetreed Ross Architects March 2024