

**The Long Barn  
Weald  
TN14 6NH**

**Discharge of Conditions 3 and 5  
Planning Statement  
0424**

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## 1. The Proposal

- 1.1 The application Site is Long Barn, Long Barn Road, Weald, Sevenoaks TN14 6NH. Planning application 23/01939/FUL was granted permission on 03 October 2023 for the *'Erection of a garden maintenance barn and storage shed (and demolition of greenhouse)'*. The application was granted subject to five conditions. This application seeks to discharge conditions number 3 and 5.
- 1.2 Condition 3 reads: *'Prior to the construction of the garden maintenance barn and storage shed hereby approved, samples and full details of the external materials to be used for the buildings (including, where applicable, size, colour, texture, profile, finish, bonding and pointing) will be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details only.'* Details of the external materials are included within this statement.
- 1.3 Condition 5 reads: *'Within three months of the commencement of the development hereby approved, an ecological enhancement plan will be submitted to, and approved in writing by, the local planning authority. The approved plan will be implemented prior to the completion of the development.'* An ecological enhancement plan by The Ecology Co-op and dated 18<sup>th</sup> March 2024 is submitted in support of this application.

## 2. Materials

- 2.1 The approved application was for the erection of a garden maintenance barn and a storage shed. The two buildings would be constructed of the same external materials and the application of these materials is shown on the approved drawing fp0424.2. The walls would be timber cladding above a low brick base and the roofs would be tile pitched.
- 2.2 The proposed brickwork would be 'Freshfield Lane Extra Wide Bricks' which are a red multi colour with hues of orange, purple and brown. An indicative image is shown in Figure 1. The proposed timber cladding would be horizontal 'Green Western European Oak' boards which would be left untreated to weather naturally. An indicative image is shown in Figure 2. The proposed roof tiles would be 'Woburn Reclamation Mix' hand made clay tiles. An indicative image is shown in Figure 3. These are standard materials and widely used so no physical samples have been acquired.

2.3 The proposed external materials have been chosen to match those used on the existing outbuildings such as in Figure 4. Once in situ and left to weather naturally the appearance of the new buildings will be in keeping with the existing.

Figure 1



Figure 2



Figure 3



Figure 4



### 3. Summary

3.1 The application is for the discharge of conditions 3 and 5 of 23/01939/FUL. In respect of Condition 3 details of the proposed external materials are provided in this statement. In respect of Condition 5 the application is accompanied by a suitably detailed ecological enhancement plan. The authority is requested to discharge the two conditions so that development can commence.

