

Discharge of Planning Conditions 2 Ealees, Littleborough

For Mr and Mrs Mathieson.



Our Ref: 20-070

Date: April 2023

Rev. A_July 23

Storah Architecture Ltd
Chartered Architects : Historic Building Consultants

46 Halifax Road
Todmorden
OL14 5QG
T 01706 813214
mail@storah.com
www.storah.com

Directors:
J. David Storah Arch. Tech. Cert.
Richard A. Storah Dip. Arch. MA Cons. RIBA AABC SCA IHBC



Company Registered in
England. No: 9547619

Planning Application Reference 21/00516/HOUS

Planning approval for a two storey rear extension following removal of existing single storey rear extension at 2 Ealees, Littleborough, was awarded on 02/07/2021

7 conditions were attached to the approval notice, and this document seeks to address those conditions and provide further information where necessary.

Condition 01

"The development must be begun not later than three years beginning with the date of this permission."

Condition accepted.

Condition 02

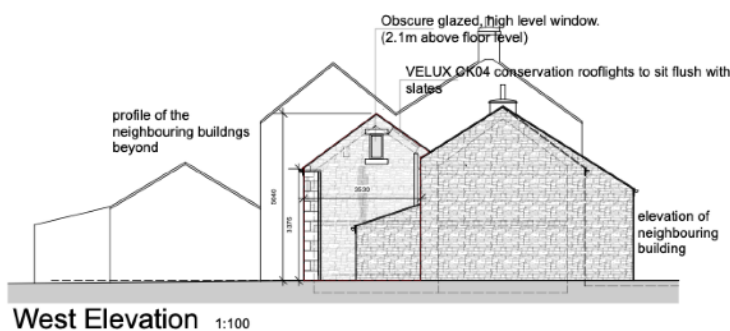
"...the development shall be carried out in complete accordance with these drawings hereby approved."

Condition accepted.

Condition 03

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the first floor on the side elevation facing 1 Ealees shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter".

Details of the height of the first floor window on the side elevation are included in the drawings attached as part of this application and previously approved drawings. Images and descriptions have been provided below, showing the location, colour, material and glass specification.



West elevation as shown on previously approved drawings. First floor window on the side elevation to be obscured glazing, non-opening light. Window cill is 2.1m above first floor level.

Condition 03 continued...



Window to be a uPVC fixed window in colour Chartwell Green with the following glass specification:

Glass to be Oriel Burdock- Pilkington Glass which is Privacy Level 3 (medium obscurity).

<https://www.ukglasscentre.co.uk/oriel-burdock-pilkington-glass>

Condition 04

"Prior to any above ground development full product specification of the materials to be used for the construction of the external walls of the extension hereby approved shall be submitted to and approved in writing. For the avoidance of doubt, details of the masonry and mortar shall be submitted. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter".

Details of the materials to be used for the construction of the external walls, including details of the masonry and mortar are included in the drawings attached as part of this application. Images and a description have been provided below, showing the colour and texture of the materials.



Locally sourced natural sandstone external walling in random courses.

Quoins to have a textured finish opposed to ashlar finish.

Condition 05

“Prior to their first installation full product specifications for all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the specification shall include detailed elevation and cross section drawings and material type and colour. The development shall thereafter be undertaken in accordance with the approved specification and retained thereafter”.

Details of the windows and doors, including detailed elevation and cross sections drawings are included in the documents attached as part of this application. Images and descriptions have been provided below, showing the colour, material and texture of the windows and doors.



Windows

Ground and first floor North facing windows to be timber French Casement Windows in colour Chartwell Green.



Doors

Timber French Doors in colour Chartwell Green.



Skylights

VELUX Conservation Roof Window with recessed installation to slate roof.

<https://www.velux.co.uk/products/roof-windows/conservation-roof-windows>

“Prior to any above ground development full product specification of the materials to be used for the construction of the roof of the extension hereby approved shall be submitted to and approved in writing. For the avoidance of doubt, details of the slate and lead detailing shall be submitted. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter.”

Details of the materials to be used for the construction of the extension roof are included in the drawings attached as part of this application. Images and a description have been provided below, showing the colour, and texture of the materials.



Roofing to be Heritage Reproduction Stone Conservation Slate, in colour Cotsway.

Example images taken from Greys Roofing Website.

<http://greysroofing.co.uk/products/cotsway-heritage-stone-slate>

With Code 6 lead soakers and Code 4 lead flashings where required as per the drawings submitted as part of this application.



Cotsway Heritage Reproduction Stone Conservation Slate

Condition 07

“Prior to any above ground development full product specification of the materials to be used for the rain water goods, soffits and fascia's of the extension hereby approved shall be submitted to and approved in writing. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter.”

A description and image has been provided below, showing the colour, texture and material to be used for the rainwater goods and fascias.



Rainwater goods to be black powder-coated aluminium. Half square guttering, round downpipes and black fittings to be used.

Facias are to be painted black timber.

Prepared by

Laura Aspinall

Architectural Assistant (Pt. 2)
BA(Hons) Architecture, MArch

For Storah Architecture Ltd.