



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: March 2024

Our ref: 22.2926

Your ref: 21/00269/FUL

Dear Planning

Variation of Conditions application to vary conditions 7 & 8 of Application ref 21/00269/FUL.

Proposal: Erection of detached dwelling following demolition of existing dwelling

Location: Higher Moorgate Farm, Gristlehurst Lane, Heywood, OL10 4BJ

Condition 7 – Stone Panel to Higher Moorgate Cottage

No demolition shall take place until such times as a one metre square freestanding panel of stonework showing the type of natural stone and stonework to be used in the repair of Higher Moorgate Cottage has been submitted to and approved in writing by the Local Planning Authority. All new stonework shall thereafter match that of the approved panel in terms of the stone used and the coursing, jointing and mortar mix and finish, unless otherwise agreed in writing by the Local Planning Authority. The stone panel so constructed shall be retained on the site until the development hereby approved has been completed.

Variation - Works have begun on site, demolition has taken place, gable of Higher Moorgate Cottage has been repaired and new stone and stonework is in place. See attached pictures.



Condition 8 Materials

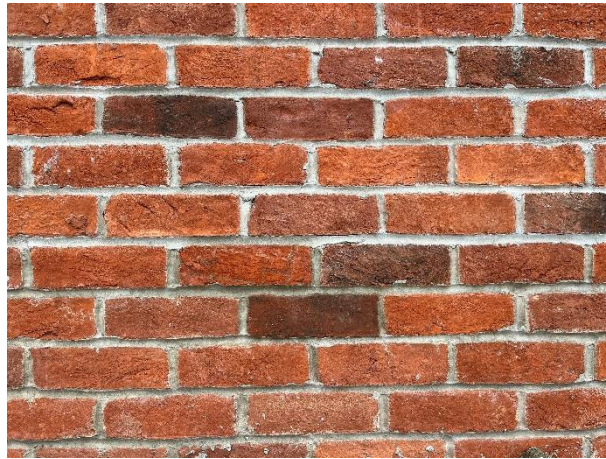
Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Variation - Works have begun on site, external and internal walls are under construction. Please see drawings 22.26926.20A & 21B

Relevant materials are provided below -

External Walls Brickwork – Imperial Bricks, Country Blend

- Standard Running coursing (as found on site)
- Single and Double Solider Course



12mm & 15mm Ashlar Sandstone Cladding -

- Window / Door Heads
- Window / Door Jambs
- Window / Door Reveals
- Façade Cladding.

See brochure including with application - THIN-sandstone-ashlar-catalogue

Stone Coping stones to parapet wall - Buff Yorkstone Pencil Round Coping Stones



Front Entrance door – S-700 series, Spitfire Pivot, Front Doors, Brochure attached.



Window / Door Frames – See attached manufacturers spec and schedule - Radcliffe Glass & Windows Ltd and Origin ref. Williams Steve V3.

Windows and doors to be 7016M (Anthracite grey, Matt) with 253/280 - Stainless Steel / Stainless Steel (Stainless Steel / Stainless Steel) handles / levers.

Rwp & Svp pipes and runs are internal.