CASE OFFICER'S REPORT

Application Reference:	PL/2023/10815
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	11 December 2023
Case officer:	Meredith Baker

Site Address:	Yew Tree Cottage, Spray Road, Ham, Marlborough, SN8 3RB
Proposal:	Discharge of Condition 3 - materials of planning application PL/2022/06537 (Demolition of existing two-storey extension and erection of replacement part two-storey, part single-storey extension to north elevation).
Recommendation:	Approve

Planning Policy

National Planning Policy Framework (2023) (NPPF)
Wiltshire Core Strategy (WCS, 2015)
Planning Practice Guidance (PPG)
Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990

Consultation Response

Conservation Officer: Informal comments: Request for coursed flint pattern and comments.

Proposal

The discharge of condition 3 pursuant to listed building consent reference PL/2022/06537:

Condition 3:

No development above slab level shall commence on site until a full material schedule (including details of brickwork, flint, mortar, weatherboarding, roofing tiles, rainwater goods, doors and windows) to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area and Conservation Area.

Assessment

The following information has been submitted to discharge the above condition:

· Application Form
· Material Schedule including:
- Brickwork – Vandersanden Old Farmhouse laid in Flemish Bond
- 40/60 unknapped and knapped field flint in random patterns

- Mortar – 6:1:1 (sand/white cement/lime)
- Weatherboarding – rough sawn feather edged – hardwood – natural colour
- Roofing tiles – Keymer Shire Handmade Clay roof tile
- Rainwater Goods – Cast Iron painted off white
- Doors and windows – Saple Hardwood – painted off white.
- Example photo of the brickwork, flint, roof tile and rainwater goods

· Email from Stella Turner (Fowler Architecture and Planning) dated 26th January 2024 confirming a coursed flint pattern to match the existing dwelling (with a reference photo of the existing flint arrangement on the existing dwelling). The roof tiles are also confirmed to be Shire 'Heritage'.

During the application process the Council's Conservation Officer informally reviewed the submission. A number of comments were raised. In particular it was outlined that the cottage has course flint and is not a random pattern and it was requested that a more course pattern is proposed. Following this, it was requested to the agent that a more course pattern is proposed, which was confirmed under the email from the agent dated 26th January 2023 (whereby the pattern would reflect the existing as demonstrated on the photograph provided of the existing arrangement). This amended pattern is considered acceptable and would reflect the existing building and thus would not give rise to any harm.

It was commented that the weatherboarding size was not provided and there was concern if the boarding was narrow. In this respect, the boarding arrangement is on the approved plans and it was the details of the material being approved by the discharge of condition process. The use of rough sawn feather edged hardwood (natural colour) is considered acceptable, in particular noting the rural character of the area.

Regarding the roof tiles, the Council's Conservation Officer noted that the colour was not outlined within the submission. This was submitted following a request to the agent, whereby it is considered that the Shire Heritage style and colour is acceptable for the building and is of appropriate quality.

Finally, in relation to the brickwork, mortar, rainwater goods and doors and windows, the details submitted are deemed acceptable and would result in an acceptable high quality extension to the building. As such the proposed materials are acceptable.

Conclusion

It is confirmed that the details submitted are acceptable to discharge condition 3 of PL/2022/06537. As such the application for the discharge of this condition is approved.

RECOMMENDATION:

Approve