Wiltshire Council

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03 April 2024

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/10339
Proposal:	Discharge of Conditions 8, 9 and 10 on PL/2022/07060 - Construction of 4 no. dwellings (revision to previously approved dwellings under 20/01940/FUL) to include repositioning of dwellings and parking arrangement, together with revised boundary between new builds (Unit C, D1,D2,D3) and listed dwellings (Unit A&B) and construction of shared double garage for Units A&B
Site Address	The Old Surgery, 82 St Ann Street, Salisbury, SP1 2DX
On Behalf of	Mrs Rita Pope

Thank you for your recent request to discharge conditions related to the above.

Condition 8:
External brickwork shall be constructed using Imperial Handmade Bricks: Regency Red Multi/Special Blend 482. No external brickwork shall be undertaken until a sample panel of not less than 1 metre square has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. The works shall be carried out in accordance with the approved details once agreed.

Condition 9:
No external brickwork shall be undertaken until detailed drawings of the decorative elements on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. A sample brick panel for the decorative brickwork shall be erected on site for inspection and approval. The works shall be carried out in accordance with the approved details once agreed.

Condition 10:
No development above foundation level shall be undertaken until details of windows and doors have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include elevations at a scale of 1:5 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. for windows and elevations at a scale of 1:10 for doors together with sections. The works shall be carried out in accordance with the approved details.

Details submitted:
Sketch of protruding brickwork in Flemish Bond Pattern and Herringbone Pattern

Sketch of Diaper pattern (received 26/02/24)
Photograph of protruding brickwork
Photograph of herringbone pattern
Photograph of diaper patter (received 26/02/24)
Norrsken Window and Door Order
Norrsken Window and Door Schedule
Norrsken P31 Aluclad Window
Norrsken S305 788mm Aluclad Panel Door Inward Opening
Norrsken S307 Aluclad Framed Door Outward Opening
Norrsken S315 Lift and Slide Aluclad Door

Decision:
The submitted information, detailed above, is considered to satisfy the requirements of conditions 8, 9 and 10 of permission PL/2022/07060 in respect of brickwork and window/door details. Conditions 8, 9 and 10 are hereby discharged subject to the development being carried out in accordance with the approved details.

Informative:
The submitted application for discharge of conditions included Conditions 4 and 5 of PL/2022/07060. Please see the following information in respect of these conditions.

Condition 4 requires that:
"No development shall take place on site, including site clearance, storage of materials or other preparatory work other than in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan dated 9th September 2022 by Graham Mundie Arboricultural Consultant. The Root Protection Area (RPA) shall be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 2012) and no access will be permitted for any development operation for the duration of construction.

Condition 4 requires compliance with the approved Method Statement and Tree Protection Plan only. It is not a pre-commencement condition and does not require the submission of additional information. There is therefore no requirement for the condition to be discharged.

However on inspection of the site the fencing was not in situ and storage and vehicles were seen to be within the tree protection areas. This is a breach of the requirements of Condition 4. The tree protection fencing must not be removed at any time during the construction phase. Please ensure that the development is carried out in strict accordance with the approved details as stated above.

Condition 5 requires that:
"The development shall be undertaken in accordance with the submitted Construction Management Statement, which shall be adhered to throughout the construction period."

Condition 5 requires compliance with the approved construction method statement only. It is not a pre-commencement condition and does not require the submission of additional information. There is therefore no requirement for the condition to be discharged.

Please ensure that a copy of this correspondence is kept with the decision notice.

Yours faithfully
Head of Development Management