

Dear Amy,

Thank you for forwarding the comments of the Conservation Officer, in respect of Conditions 11 & 12 submitted. We have now had the opportunity to discuss these matters with the applicant and can advise as follows:

For simplicity, I have copied their email comments below (*in blue italics*), together with our clarification comments included (**in pink, bold**).

- *With regard to the details under condition 11, the approved drawings have clay tiles for all the roofs, not slate or a substitute. No tile details have been provided.* **Please refer to the submitted drawings- '0092-BB-00-XX-DR-A-500-P00-Planning Condition 11 - Typical Eaves and Verge Details' and drawing '0092-BB-00-XX-DR-A-501-P00-Planning Condition 11 - Typical Conservation Rooflight Detail' which provided typical roof details for the reconstituted slate roof tile proposed. We emailed yourselves on the 29.09.2025 seeking feedback on the roofing slate options prior to submitting. I enclose the photographs referenced of slate on neighbouring sites. Please advise if any further information is required?**
- *There is a rear elevation of the roadside house but no front - I would have expected a non-stretcher bond for that one (on some drawings an annotated 2 represents English bond brickwork, on others just 'brickwork').* **To clarify, the proposed brickwork is Vandersanden Orea with a 6/1/1 blond sand, white opc and lime mix. The stretcher bond is proposed on the front house to tie through with the stretcher bond on the adjoining Peregrine House site (please refer to images attached).**
- *A full front elevation would assist with consideration of the ornate door surround (which needs entasis). I can't see a side elevation/section through the door and its canopy.* **Only large scale details were requested within the planning condition 11 (ii) which is why detailed drawings were submitted of the door surround (1:2 detailed section plan and 1:5 elevation). Would you be happy for us to dash over the proposed canopy projection on the plan detail, to clarify?**
- *If the new sash windows match those on the former shop building of the same site (app PL/2024/02883 refers) then the detail is fine - white spacers are essential though.* **Noted - white spacers are to be provided**
- *The arrangement of the glazing above the central garage door is somewhat unfortunate and doesn't reflect that on the approved drawings, the strong horizontal emphasis of the upper opening sections is visually jarring and detracts from the aim of the simple glazed arches with glazing lines carried up from the lower level.* **Fully noted - please refer to the attached, revised gable glazed elevation drawing with horizontal emphasis omitted and simple vertical glazing lines retained. Opening configuration revised for regulatory ventilation and fire egress requirements. Please note, this is proposed for all three feature arched gable glazing.**
- *The rainwater goods; brick archway detail; front door; rear dormer; casement windows; colour scheme are all fine.* **Noted, thank you.**

The applicants have confirmed that they can provide a sample panel to be built on site for viewing. The proposed brickwork submitted is Vandersanden Orea (front house) stretcher bond and Vandersanden Blenheim Red Multi (courtyard units) stretcher bond / english bond plinth. Please kindly confirm by return email if this is not acceptable, otherwise we will proceed with building the sample panels on this basis.