

#233I
OLD VICARAGE

31 03 2025

DISCHARGE OF CONDITIONS APPLICATION



JRD ARCHITECTS

PREFACE

APPLICATION DETAILS

Reference 20240468
Approved 18th July 2024
Description Application for Listed Building Consent for the erection of a single-storey rear extension and the conversion of a first-floor room into a Bathroom.

CONDITIONS THIS DOCUMENT SEEKS TO DISCHARGE

- 3 Condition 3
- 4 Condition 4
- 5 Condition 5
- 6 Condition 6

ACCOMPANYING DOCUMENTS

- › 'The Old Vicarage Scaled Window Drawings'
- › 'The Old Vicarage Scaled Drawings Pair of Doors & Frame'

Published by
JRD Architects
info@jrdkent.com
www.jrdkent.com

This document is to be read alongside the supporting documents including existing & proposed drawings as well as any reports. Unless otherwise stated, drawings not to scale.

Copyright ©2024 JRD Kent Ltd. All rights reserved.
No part of this publication can be reproduced without the prior permission of JRD Kent Ltd.

SUMMARY OF AMENDMENTS

This application is an amendment to a previous application to clear details reserved by a condition (Application reference 20250033). Below are the reasons for refusal on the previous application and how this application seeks to address them;

- › 'The slate was Spanish' - The natural slate roof tiles will now be sourced from Britain, using a high quality Welsh slate.
- › 'The white plastic vent cover to the extension' - The new vent will be made from lead.
- › 'The additional black plastic pipework' - This has been removed, and the pipework will connect to the existing SVP internally.
- › 'The black plastic vent cover to the new bathroom' - The new vent will be made from lead.

CONDITION 3

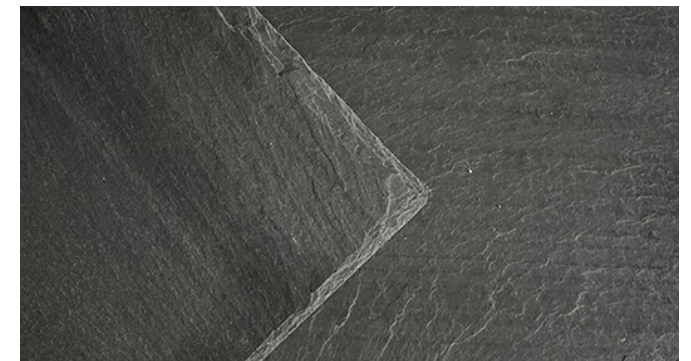
CONDITION

Prior to above ground works on the single storey rear extension, samples and details of the slate for the roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the extension first being brought into use.

RESPONSE

The roof will be finished with a natural slate roof tile from Wales to compliment the barn whilst using a native material commonly found on listed buildings of this age, use and character.

- › Supplier - SIG Roofing
- › Product Name - Welsh Slate FFCOL5030 Ffestiniog 500mm x 300mm County.
- › Material - Natural Slate



Sample image from SIG Roofing. Texture may vary from tile to tile.

CONDITION 4

CONDITION

Prior to above ground works on the single storey rear extension, scaled drawings at a scale of 1:10, and 1:2 or 1:1 joinery details, of all windows and doors in the extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the extension first being brought into use.

RESPONSE

New Units;

- 01 Utility Window - 650mm w x 750mm h
- 02 Utility Doors - 2275mm w x 1800mm h
- 03 WC Window - 600mm w x 675mm h

- › Supplier - Greenwich Joinery.
- › Model - Bespoke hand-made units.
- › Material - Timber, to match the existing.
- › Finish - Dependant on the corresponding elevation (as per the approved documents).

Please refer to the accompanying drawings provided by the joinery company for details of the propose windows and doors. Documents:

- › 'The Old Vicarage Scaled Window Drawings'
- › 'The Old Vicarage Scaled Drawings Pair of Doors & Frame'



The proposed small rear facing window in the new ground floor WC will replicate the style of the existing timber windows on the current extension as shown above.



The proposed side facing window in the new utility will replicate the style of the existing kitchen windows as shown above.

CONDITION 5

CONDITION

Prior to above ground works on the single storey rear extension, full details of the location and appearance of the soil vent pipe work (SVP) and mechanical extract ventilation (MEV) for the wc in the single storey rear extension shall be submitted to and approved, in writing, by the Local Planning Authority.

RESPONSE RE: GROUND FLOOR WC

- › SVP Location - The SVP will be located internally, connecting to the existing drainage system below ground so it would not be visible above ground. The SVP will have a stub stack and air admittance valve, all internal.
- › MEV Location - The new MEV will terminate onto the side facing wall due to a lack of room on the rear facing wall.
- › MEV Material - The MEV cover will be made from lead to provide a more suitable alternative to modern products, making it more suited to the style of the listed building. They are made using 100% lead milled to British Standard BS EN 12588. Supplier: Lead Worx. Product: Lead Wall Vent (Sqaure).

Refer to the accompanying document 2331 PC-110A and 2331 PC-120A for details.



(Left) Lead wall vent (square).
(Above) The existing side wall of the extension which is a similar arrangement as the proposed for context.

CONDITION 6

CONDITION

Prior to any works taking place on the conversion of the study to a bathroom at first floor level, full details of the location and appearance of the soil vent pipe work (SVP) and mechanical extract ventilation (MEV) for the bathroom shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the bathroom first being brought into use.

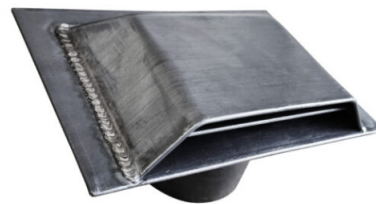
RESPONSE RE: FIRST FLOOR BATHROOM

- › SVP Location - The existing external SVP will be used. No new SVP will be added, and the height of the existing SVP will not be increased.
- › Connecting pipe work - All new connecting pipe work will be run internally so it will not be visible from the outside. The new internal pipe work will then connect directly into the back of the existing SVP stack, keeping the travel distance and visibility to the lowest practically possible.
- › MEV Location - The new MEV will terminate onto the side facing wall, away from the front elevation facing the road.
- › MEV Material - The MEV cover will be made from lead which will blend into the surrounding black cladding. The vent is made using 100% lead milled to British Standard BS EN 12588. Supplier: Lead Worx. Product: Lead Wall Vent (Square).

The rationale for positioning the new MEV on the West flank elevation is as follows;

- › Adding an extractor vent in the thatch roof would cause significant damage to the internal fabric of the building, given the large distance it would need to travel; it would damage the thatch roof, present a potential fire risk in fitting, and be at risk of leaking.
- › Running the vent ductwork to the rear wall would be a significant distance visible internally whilst also impacting the effectiveness of the extractor.
- › With the above in mind, the proposed extractor vent should not be positioned on the roof or a wall not directly surrounding the room in question.
- › There are, therefore, two walls where the vent can be located: the front primary elevation, most visible from the road, or the West flank elevation, where it is less visible.
- › Taking this into account, the proposed location is the most discrete, sympathetic and practical.

Refer to the accompanying document 2331 PC-110A and 2331 PC-120A for details.



*(Above) Lead wall vent (square).
(Right) Photograph of the side elevation showing the existing external SVP the proposed First Floor bathroom will connect to.*

