



Delegated Report

Application No: 20230705

Location: Black Horse Cottage, Round Street, Cobham DA13 9AY

Description: Application for the approval of conditions 3, 6 and 9 attached to planning permission reference number 20220428 relating to; All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish (3). Samples of all new brick/weatherboard to be used in the works hereby granted consent shall be submitted to and agreed in writing (6). Details at a scale of 1/20 and 1/5 of the treatment of verges and eaves (9).

Applicant: Mrs Jane Cutler

Submitted Documents/Plans

Application form

Drawing no. A/1 (proposed window details)

Drawing no. A/2 (eaves detail)

Drawing A/3 (proposed windows/doors)

Drawing A/4 (proposed window details typical arrangements)

Appendix A

Additional letters dated 12 and 15 August 2023 and 18 October 2023.

Relevant Planning History

20220428 Application For Listed Building Consent for the erection of a single storey side and rear extension and alterations to the kitchen.

Approved 21.06.2022

Consultations, Publicity and Representations

GBC Conservation Officer

The window detail is fine. It would be preferable to specify a slow grown softwood such as British Columbia Pine. The double glazed sealed unit spacers should be black to match the agreed black stain.

Analysis

Conditions 3, 6 and 9 of 20220428 read:

Condition 3:

All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

The applicant's agent has submitted joinery details of the all the proposed windows as well as confirmation that they will be made of a suitable wood and the spacers will be black. These details are acceptable and this condition can be discharged.

Condition 6:

Before any bricks are laid or weatherboard fixed, samples of all new brick/weatherboard to be used in the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed brick/stone details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

Details of materials were provided on 6 December 2022 prior to this application being submitted. The applicant's agent has confirmed these are the same materials that are currently proposed. These are shown below:

Black weatherboard:



Kent Peg Tiles:



Brick:



The details submitted are acceptable and this condition can be discharged.

Condition 9:

Before the construction of any verges or eaves, details at a scale of 1/20 and 1/5 of the treatment of verges and eaves hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed verges and eaves details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

Drawing A/2 has been submitted in support of this condition. The details provided are acceptable and this condition can be discharged.

Recommendation:

Discharge conditions 3, 6 and 9.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 23 October 2023	Dated: 23 rd October 2023