

320180462P

SUNDERLAND PEACOCK



**APPROVAL OF DETAILS
RESERVED BY CONDITION**

IN CONNECTION WITH
PROPOSED ALTERATIONS

TO

STANLEY HOUSE
LOWERGATE
CLITHEROE
LANCASHIRE
BB7 1AD

ON BEHALF OF

MS T. SMITH

CONTENTS

	Page
1.0 INTRODUCTION	3
2.0 APPROVAL OF CONDITIONS TO BE DISCHARGED	
2.1 Condition No. 3	2
2.2 Condition No. 4	4
2.3 Condition No. 6	5

1.0 INTRODUCTION

Sunderland Peacock and Associates have been instructed by the applicant to prepare this report for the approval of details reserved by condition in connection with Listed Building Consent App No. 3/2018/0149 in connection with the proposed works at Stanley House, Lowergate, Clitheroe, Lancashire, BB7 1AD.

The report aims to provide the required information where possible, combined with agreeing matters on-site between Sunderland Peacock & Associates Ltd (SPA) and Ribble Valley Borough Council (RVBC) in order to discharge Planning Conditions No. 3, No. 4 and No. 6.

2.0 APPROVAL OF CONDITIONS TO BE DISCHARGED

2.1 Condition No. 3

Notwithstanding the submitted details, samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

Roof:

The existing concrete roof tiles to the south facing roof pitch of the main roof are to be removed and replaced with new slate roof covering to match the existing in colour, size, geology and finish. Samples are to be provided to local authority planning officer for inspection.



PL01: Indicative Image of proposed slate roof covering.

Rainwater Goods:

A new circular aluminium downpipe is to be installed to the front of the property to replace the existing damaged uPVC downpipe. Proposed downpipe is to be black in colour with aluminium fixings also in black. Samples to be supplied to local authority planning officer for inspection.



PL02: Indicative image of proposed aluminium downpipe.

Walls:

Patch render repairs and hole infills are to be finished in roughcast and smooth stucco render (north facing elevation only) to match the existing in both colour and texture. Samples to be supplied to local authority planning officer for inspection.



PL03: Existing render finish to Stanley House.

Joinery:

External joinery (including windows and doors are to be repainted a RAL colour to be chosen by the applicant and a sample of which will be supplied to the local authority planning officer for inspection.

2.2 *Condition No. 4*

Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of the proposed gate posts, chain-link fencing, railings and gate(s) hereby approved shall have been submitted to and approved by the Local

Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

For details of the proposed new gates, railings and chain link fences please see enclosed drawings SPA dwg refs:

- *5483-13 Proposed chain link fence to the south side elevation*
- *5483-14 Proposed entrance gates, railings and dwarf walls.*
- *5483-15A Proposed chain link fence to the north side elevation*

The proposed gates and railings are to be in wrought iron and painted black to match the existing. The dwarf walls and gate piers are to be in stone to match the existing in texture, colour, geology and finish.



PL04: Existing gate pier, dwarf walls and railings to Stanley house.

2.3 Condition No. 6

Notwithstanding the submitted details, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which including their precise location and appearance, shall be submitted to and approved by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

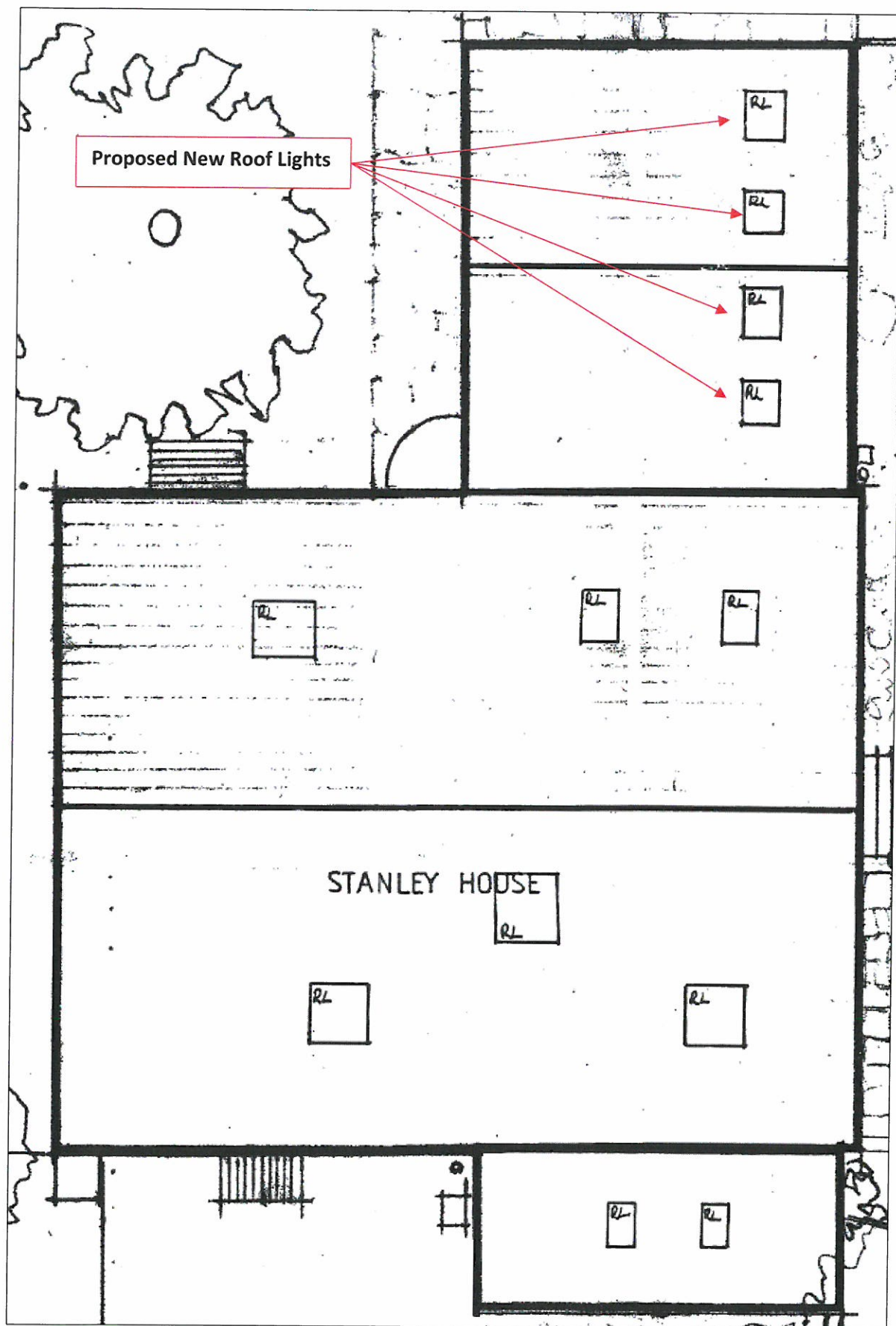
Reason: In order that the Local Planning Authority may ensure that the detailed nature of the alterations/additions are appropriate to the locality and preserve or enhance the character of

the building in accordance with Key Statement EN5 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

New Roof Lights are to be Velux Recessed Conservation type roof windows. Windows are to be top hung complete with recessed installation flashing kit, and include vapour barrier, insulation collar and under felt collar (by Velux) and installed in accordance with their details. Internal finish is to be pine with triple coat finish. External finish to be black aluminium in black RAL 9055 with central glazing bar. Please refer to enclosed drawing SPA dwg ref: 5483-



PL05: Indicative Image of recessed conservation roof light with central glazing bar.



PL06: Showing locations of proposed new roof lights.

