

APPROVAL OF DETAILS RESERVED BY CONDITION

IN CONNECTION WITH
PROPOSED DISABLED WC EXTENSION

TO

HAIRCARE LTD
18 PARSON LANE
CLITHEROE
LANCASHIRE
BB7 2JN

ON BEHALF OF

MRS H. MITTON

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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. 3/2018/0034 in connection with the proposed works at 18 Parson Lane, Clitheroe, Lancashire, BB7 2JN

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.4 and No. 5 respectively.

2.0 APPROVAL OF CONDITIONS TO BE DISCHARGED

2.1 Condition No. 4

Precise specifications and samples of walling and roofing (including rain water goods) materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Timberwork shall be painted within one month of its installation and retained as such in perpetuity.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

Roof Covering:

Proposed roof covering to the WC extension is to be natural slate to match the existing roof covering in colour, finish, size and geology.



PL01: Indicative slate roof covering.

Wall Finish:

Proposed render wall finish to be of a fine textured finish and is to be coloured white.



PL03: Indicative render wall finish.

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.

Rainwater Goods:

Proposed rainwater goods to be AX extruded Aluminium 125mm half round gutter by Alumasc (or other similar approved) supported on brackets fixed back to fascia board. 75mm dia. circular Flushjoint Aluminium downpipe by Alumasc (or other similar approved), supported on pipe clips and brackets. Colour to be black.



PL03: Proposed style of rainwater goods.

2.2 Condition No. 4

Notwithstanding the limited information submitted on proposed timber framed window to match existing, precise specifications of this window including opening mechanism and opaque glazing shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

Please refer to SPA drawing reference: 5482 – 06 for proposed window details