

3201809205

# Key Hills

Discharge of Conditions  
Application: 3/2017/1225

# Conditions For Discharge

- Condition 3 - Pages 3, 4 and 5
- Condition 8 - Page 6
- Condition 14 - Page 7

# Condition 3 - Materials



## Exterior Walls

Mix of Natural and Reclaimed Stone

- Reclaimed stone from original building on site.
- Natural stone from 'Kemple End Quarry',  
Longridge Fell, Lancashire



## Rooves

- Natural Stone Tiles

# Condition 3 - Materials



**Windows**  
**All Elevations**

Coated Aluminium  
• Grey  
• Energy Rating A



**Bifold Doors**  
**South West Elevation**

Coated Aluminium  
• Grey  
• Energy Rating A



**External Door**  
**North East Elevation**

Composite GRP  
• Grey  
• Frosted Double Glazing  
• U value 1.8 W/m<sup>2</sup>



**External Door**  
**North West Elevation**

Composite GRP  
• Grey  
• U value 1.8 W/m<sup>2</sup>

## Condition 3 - Materials



### Roof Lights - Conservation

- Black
- Wood Casing
- Laminated Double Glazing
- U Value 1.3 W/m<sup>2</sup>K

# Condition 8 - Provision of Bat and Bird Boxes



## Conservation of Opportunities for Use by Roosting Bats

5.1.4 In accordance with ensuring an appropriate and proportionate approach there is no requirement to provide compensatory provisions for roosting bats. The construction of the property with stone roof tiles will ensure that opportunities for roosting bats are retained at the house such as at the roof verges and beneath the roof tiles in the long-term.

Open Fronted Avianex, and FSC Nest Box  
- as per recommendation in the ERAP  
report - 2017 as submitted with planning  
request.

Suitable for Wrens and Blackbirds.

Will be positioned on the external north  
west elevation - under roof pitch.

Natural Stone Roof Tiles are being used as per recommendation  
in the ERAP report - 2017 Clause 5.1.4 as submitted with planning  
request.

Supporting opportunities for roosting bats retained through the  
house at the roof verges and beneath the roof tiles in the long  
term.

## Condition 14 - Hard Surface Access



150mm Depth of Type 1 "MOT" Hardcore extending from adjoining highway to 8m into the site.

In accordance with Condition 15 - For information - no gate posts, and 45 degree splay maintained for access to site. Security Fencing moved to boundary line when no work taking place on site.