

**APPROVAL OF DETAILS RESERVED BY CONDITION**

IN RELATION TO PLANNING APPROVAL

APPLICATION NO. 3/2018/0095

FIELDS FARM  
SAWLEY ROAD  
GRINDLETON  
LANCASHIRE  
BB7 4QS



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## **1.0 INTRODUCTION**

- 1.1 This document has been prepared by Sunderland Peacock and Associates Ltd, on behalf of the applicants, Mr and Mrs Gatty, to address the details that have been reserved by condition by Ribble Valley Borough Council as part of the approved planning consent application no. 3/2018/0095. The approval relates to various internal alterations and areas of new build development within the site.

## **2.0 CONDITIONS TO BE DISCHARGED**

### **CONDITION NO. 3**

*Precise specifications or samples of walling and roofing 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.*

*Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.*

### **WALLING MATERIALS SPECIFICATION**

External walling to be finished in 150mm on bed natural stone to match existing dwelling in colour, coursing arrangement and finish. Stonework to have semi recessed and brushed mortar joints.

### **ROOFING MATERIALS SPECIFICATION**

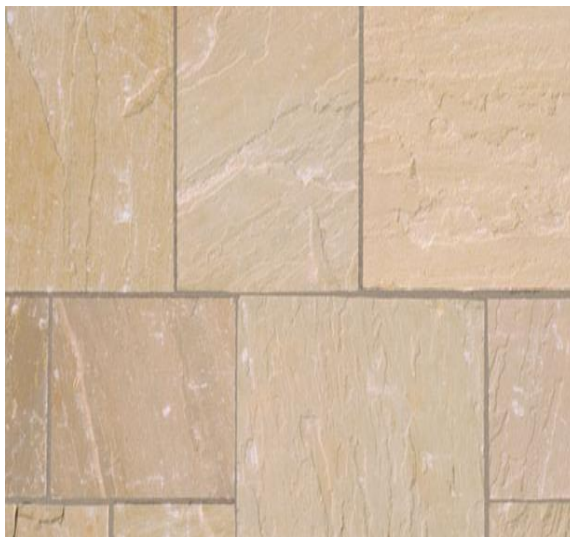
Roof to be finished using best grade blue / grey slates with a nominal thickness of 5mm-9mm and medium riven texture / finish. Slates to be double nail fixed to roof structure using copper nails. Flush fitting conservation roof light to be installed where previously shown.



## **SURFACE MATERIALS SPECIFICATION**

### **Paving Flags:**

50mm natural stone paving to external patios. Paving laid to 1 in 60 fall away from house on 40mm 6:1 grit sand / cement bed on 100mm well consolidated base of MOT 1 material on 1 no layer Terram geotextile membrane. 4:1 sand / cement mortar pointing to joints. Colour to be to client's specification.



### **Gravel Driveway:**

20mm gravel, laid in compliance with BS 7263:1. 100 – 150mm minimum thick course of type 1 sub base, sand blinded and mechanically compacted to refusal in 150mm thick layers with geotechnical membrane underneath, laid over firm subsoils.



### **Stone Setts:**

Dressed and coursed stone setts from entrance gates through to turning circle. 100 - 150mm DTp1 subbase with 100 – 150mm lean concrete bedding over. Joints to be no wider than 25mm. Joints to be filled partially with bedding mix.





### **CONDITION NO. 5**

*Further details of the glazed extension and link building as well details of the entrance gate shall be submitted and agreed in writing by the LPA before its use in the development.*

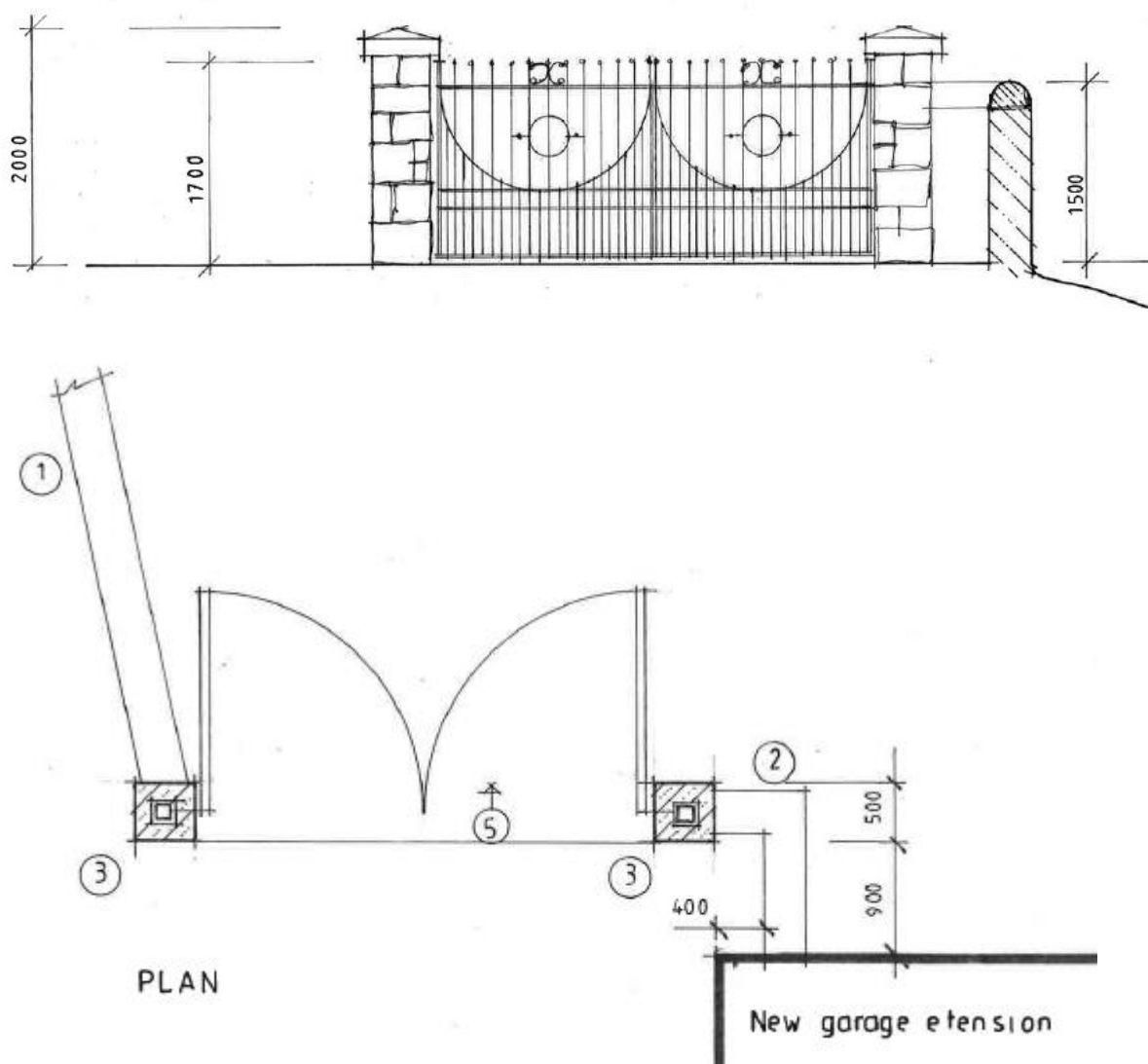
*Reason: In the interest of visual amenity and to comply with Policies DMG1 and DME4 of the Core Strategy.*

For details of the proposed glazed extension and link building, please refer to Sunderland Peacock drawing ref: 5233 – 15B and 5233- 17A which have been submitted as part of this application. The structural glazing is to be designed and installed by a specialist. Please see below for indicative images of the proposed structural glazing received from specialist manufacturer.





For details of the proposed entrance gates, please see below details showing the appearance of the proposed entrance gates in plan and elevation (NTS).



1. Existing random stone wall
2. New wall constructed in random stone complete with copings over all retained from demolitions.
3. Dressed random stone gate posts constructed around galvanized steel posts for gate hanging, off new foundation all to Structural Engineers specification.
4. Sawn stone cappings to gate posts.
5. Stone setts from line of opening through to turning circle
6. Metal gates with black finish.

### CONDITION NO. 9

*No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. This should comprise the creation of a photographic record of the buildings as set out in 'Understanding Historic Buildings' (Historic England 2016). It should be undertaken*

*by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).*

*Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building and to comply with Policy DME4 of the Core Strategy.*

Please refer to Written Scheme of Investigation produced by Stephen Haigh Buildings Archaeologist, which has been submitted as part of this application, for details of proposed photographic recording. Once this has been approved in writing by Ribble Valley Borough Council, photographic recording will be undertaken and the completed report issued to Ribble Valley Borough Council for full discharge of the condition.