

COVER LETTER - PROJECT DETAILS – THE OLD COTTAGE

Planning Application Reference: 26/00333/HOU

Dear Case Officer,

Re: Discharge of Condition 3 – Planning Application 26/00333/HOU

Please accept this letter in support of the submission to discharge Condition 3 of planning application 26/00333/HOU relating to The Old Cottage.

Condition 3 states:

"No development above foundation level shall commence on site until representative samples and details of the types and colours of materials to be used on the external elevations of the extension hereby permitted have been deposited with and approved in writing by the Local Planning Authority, and the scheme shall thereafter be implemented in accordance with those approved materials."

The reason for the condition is:

"To preserve the special interest of the building and its setting in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and in accordance with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016)."

In accordance with the requirements of Condition 3, details of the proposed external materials are provided below:

- Timber cladding: European Larch timber cladding is proposed for the relevant external elevations of the extension. The natural appearance and character of European Larch are considered appropriate to the setting and will provide a high-quality, sympathetic finish.
- Brickwork: Cheadle Handmade Brick is proposed for the brickwork. The brick has been selected for its traditional appearance and character, which will complement the existing building and its surroundings.

Further details of the proposed brick are available from the manufacturer/supplier:

<https://cawardenreclaim.co.uk/p/new-chedle-handmade-brick/>

The proposed materials have been carefully selected to provide a sympathetic and appropriate appearance, whilst respecting the special interest of the existing building and its setting.

We respectfully request that the details submitted are approved and that Condition 3 of planning application 26/00333/HOU is discharged accordingly.

Please do not hesitate to contact me should any further information or clarification be required.

Yours faithfully,
Jack Evans
Director