

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: The external timber cladding will be natural, untreated larch. Photographs are provided showing an example of the material once naturally weathered. The intention is for the larch to remain untreated, allowing it to weather naturally over time. This will result in a more subdued and natural appearance which is considered appropriate to the character and setting of the existing building.



Brickwork: The proposed bricks have been selected to provide a close match to the existing brickwork in terms of color, texture and general appearance. Handmade bricks are proposed so that the new work does not have an overly uniform or obviously modern appearance. This should allow the extension to sit sympathetically alongside the existing building and ensure that the distinction between the existing and new masonry is not unnecessarily prominent.



Rooftiles: Staffordshire Blue tiles have been selected to match the existing roof, ensuring the extension blends seamlessly with the original building and appears as an integral part of the property rather than a later addition.



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