Design and Conservation Consultation

Proposal: Provision of garden studio room to rear garden, refurbishment work including replacement door and windows, replacement of roof to rear extension, widening of front access with new gate. Condition discharge of 23/01901/LBC		**Location** **111 High Street, Brampton**
Dc case officer: **OM**	**Conservation Officer:** **ECL**	**Application Ref.No: 24/80335/COND**

Discharge of conditions 3. and 4. Roof and Window Details.

3. Condition. No works or demolitions, hereby approved to the bathroom roof, shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority. A detailed drawing showing the impact of the revised roof pitch of the new bathroom roof on the catslide roof above the kitchen. The technical detail at scale 1:5 shall indicate if any part of the catslide roof is to be removed to facilitate the new bathroom roof and details of any waterproofing of the junction hereby formed. The works shall be carried out in accordance with the agreed details and retained as such. Reason: In the interests of visual amenity and the preservation of heritage assets, and in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Submission 207, 208.

Details submitted not acceptable

The drawings provided are insufficient in showing the requested information. There is inaccuracy in the constructional section of the catslide roof. The valley gutter does not match the gradient/ angle of the proposed plan elevation and appears to suggest that the lower sections of the catslide roof joists will be removed. This drawing does not reflect the arrangement or junction of the roofs on site.

4. Condition. Not withstanding the submitted window details, shown on the drawing entitled proposed window and door details drwg 5136/109B the design of the windows are hereby not approved.

Submission 209, 210, 211.

Details submitted not acceptable - Refusal

The drawings lack accuracy and clarity due to the disparity between the elevations and section detail.

Drawings 209 and 210 show stormproof casement windows, however the construction section details shown on drwg 211 indicate that the window frame to be flush with the outer frame.

The sections on drawing 211 show an irregularity and inconsistency in the drawings, the left hand section shows a double glazed unit of 24mm but the right hand detail showing the glazing bar indicates a double glazed unit of 12mm. I believe that it will not be possible to achieve a structural glazing bar with 24mm units.

Recommendation:
Information supplied is not sufficient to enable the discharge of Condition 3. and 4.

Signed…ECL……Date…24/10/24……

Signed……LB…….. Date…24/10/24……..

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