

christian brailey

Discharge of Conditions 5 and 6
83 Shepherds Hill

April 2026

Introduction

Please find enclosed an application seeking the discharge of Conditions 5 and 6 attached to planning permission HGY/2025/3075. This covering letter provides additional supporting information to assist in reviewing the submitted details.

Condition 5 – Front Door Details

In compliance with the requirements of Condition 5, detailed drawings at scales 1:10 and 1:20 for the proposed front door have been submitted alongside this letter.

The existing unpainted front door, which features a panelled design and glazed fan light, is in a very poor state of repair. It is not original to the property and does not reflect or complement the architectural character of the house.

The proposed replacement door has been carefully designed with reference to the Arts and Crafts style of the property, as well as the adjacent corbelled brickwork and existing canopy, both of which will remain unaltered.

The new door will comprise oiled solid hardwood frames with corbelled timber detailing to the beading surrounding the glazing. The glazing will be double glazing matching the existing windows, with a sandblasted obscured finish to ensure privacy, while maintaining a sympathetic appearance. All ironmongery will be metal and of high quality.

This design approach aims to enhance the visual coherence of the entrance while respecting the historic character and detailing of the host building.

Condition 6 – External Finishes

In accordance with the requirements of this condition, the proposed materials have been carefully selected to match and complement those already present within the existing property.

Existing clay roof tiles will be retained and reused wherever feasible, with any new tiles selected to match the existing in colour, texture, profile and pattern. The proposed brickwork will comprise hand-made brown bricks to match the existing property, with matching pointing and brick bond to the low-level side extension wall to ensure visual continuity.

All new timber and aluminium window frames on the front elevation will be painted to match the existing finishes. Rooflights will be painted aluminium, conservation area style designed to sit flush with the roof tiling to minimise visual impact.

Corten steel will be used for the rain-screen cladding, copings, rainwater goods and window frames to the rear of the property, selected to complement the existing garden room and harmonise with the brown brickwork and red tiling of the existing house. External wall insulation will be finished with a breathable lime-based render.

A wildflower green roof is also proposed with high biodiversity value, contributing to both environmental performance and visual integration with the surrounding context.

These material choices have been made to ensure a cohesive and sympathetic relationship with the existing building that will naturally weather with the house over time.

We trust the enclosed information is sufficient to discharge the above conditions. Should any further clarification be required, please do not hesitate to contact us.