

christian brailey

Discharge of Conditions 5 and 6
83 Shepherds Hill

June 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 new tiles to be 'Conservation Weathered' red clay bricks by Heritage Clay Tiles Ltd. There a mix of bricks used on the property, however to match the street elevation the proposed brickwork will be 'New Burntwood Red Rustic 65mm' by Ibstock with matching pointing 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 close to 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 render.

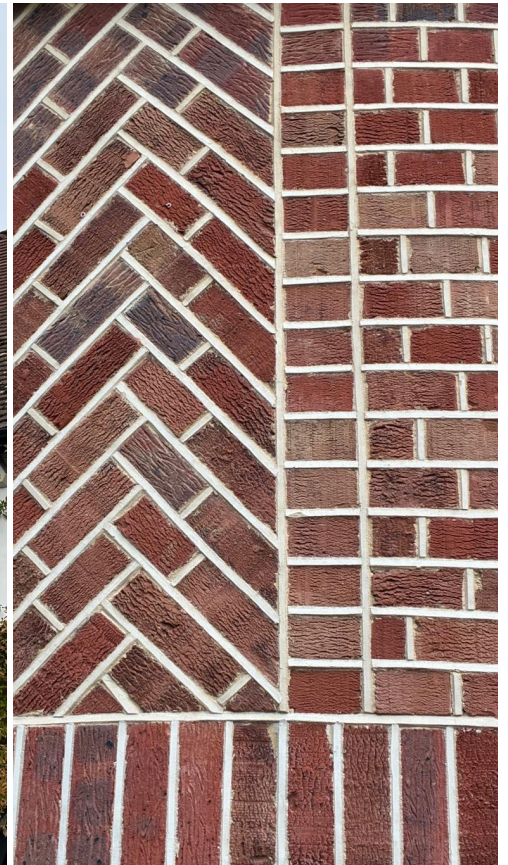
A wildflower green roof is also proposed with high biodiversity value, contributing to both environmental performance and visual integration with the surrounding context.

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.

Please refer to Appendix 1 for further material specifications.

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.

Appendix 1
Material specifications



Existing clay roof tiles will be reused with new tiles to match the existing in colour, texture, profile and pattern of the existing. Salvaged tiles from the existing roofs will be prioritised on the street fronting elevation.



Weathered conservation clay tiles and red rusticated red bricks will have an almost identical, weathered appearance.



High quality Douglas Fir cladding with open joints and bespoke profile. Planed-all-round square edge profile 50x25mm section sizes in an oiled finish.



Aluminium and timber windows to front elevation will match existing in all aspects. High performance thin double glazing will be used in the replacement timber sash window. Profiles will match existing.



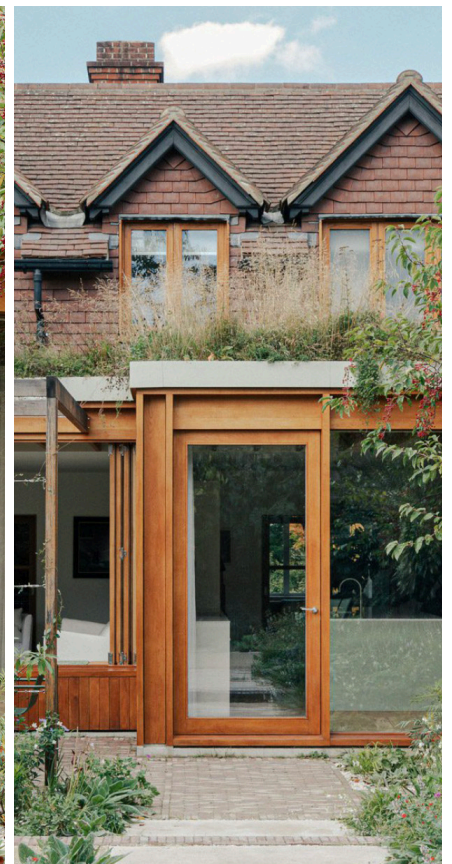
Conservation area flush mounted rooflights will be dark grey painted aluminium to match in with lead flashing



Corten steel will be used for the rain-screen cladding, copings, rainwater goods and window frames to the rear of the property to match with the existing garden room.



Woodfibre external wall insulation will be finished with a breathable render with a light textured finish. See data sheet attached. Exact colour is still to be confirmed, but propose an in-keeping, earthy, natural tone as found on site and the surrounding neighbouring properties.



Lush wildflower green roof planting.

Baumit SilikonTop



- Vapour permeable
- Highly water repellent
- Durable

Product: Ready to use, wet topcoat render for thin coat application. Silicone based and stain retarding decorative finish with scratched or dragged grain texture for internal and external areas. Suitable for hand or machine application. A system component of the Baumit External Wall Insulation Systems. System tested according to ETAG 004 and EN 15824.

Use:

- A topcoat render application providing decoration and protection to facades.
- For application over old and new mineral coatings, renovation render basecoats, concrete surfaces and mineral basecoats in the Baumit EWI Systems, EPS, XPS, XS 022 and Mineral.

Properties: Mineral based, weather resistant, water vapour permeable, stain resistant, non-flame retarding and easy to use.

Technical Data:

Aggregate size:	1.5/2.0/3.0 mm
Density:	ca. 1800 kg/m ³
Thermal conductivity λ :	ca. 0.70 W/mK
Water vapour diffusion resistance μ -value:	ca. 60 – 80
Water capillary coefficient w-value:	< 0.10 kg/m ² h 0,5 (W3)
Sd-value:	0.12 – 0.16 m (2 mm coating)
Bond strength:	> 0.3 MPa
Colour tones:	Selected from Baumit Life colours

Texture:	K 1.5	K2	K3
Consumption kg/m ² :	ca. 2.5	ca. 2.9	ca. 3.9

The consumption rates serve for guidance only. An allowance of 10% more consumption should be calculated in practice.

Composition: Silicone resin and organic binders, mineral fillers, colour pigments, additives and water.

Health and safety: Please refer to the Material Safety Data Sheet, produced in accordance with Article 31 and Annex II of Regulation No 1907/2006 of the European Parliament and Council from 18.12.2006, available at www.baumit.com or alternatively request the MSDS from the manufacturer.

Storage: Store in dry, cool conditions, free from frost in sealed tubs. Shelf life 12 months.

Quality Assurance: In house monitoring through our own laboratories. Third party inspection is carried out through a certified body.

Packaging: 25 kg bucket, 1 pallet = 24 buckets = 600 kg.

Substrate: Substrates must be sound, clean, dry, free from frost, dust efflorescence and not water repellent. Existing mineral based coatings and paints must be sound and well bonded to the substrate (confirm with pull off tests and/or cross cut tests acc. To Baumit guidelines).

Suitable substrates:

- Basecoats on External Wall Insulation systems.
- Lime, cement renders and concrete.
- Well bonded mineral, silicate and dispersion paints and coatings.
- Organic basecoats (e.g. SilverFlex).
- Gypsum plasterboards (pretreated with 2 coats of Baunit SperrGrund).
- Gypsum plasters.

Refer to Baunit for advice regarding other substrates and substrate preparation.

Application:

Surfaces (excluding Baunit SilverFlex basecoats) must always be prepared with a full and even coat of Baunit UniPrimer before applying Baunit SilikonTop. Allow to dry for 24 hours. Refer to Product Data Sheet.

Mixing:

Baunit SilikonTop must be well and slowly mixed with an electric hand mixer before application. It may not be mixed with other paint materials. Where required a minimal amount of water (max. 1%) may be added to improve workability.

Application:

The Baunit SilikonTop is applied with a stainless steel trowel or a fine spray machine and trowelled through to the grain thickness to produce a full and even coat. The surface is then textured using a plastic float, moving in tight circular motions.

It should be applied systematically and continuously in complete sections.

Notes and General Information:

The air, material and background temperature must be above +5° C during application and curing. Protect the facade from direct sunlight, rain and strong winds (i.e. with scaffold nets). High air humidity and low temperatures can prolong drying times considerably.

Products from different batches must be mixed together prior to application. Colour tone development can be affected by the background conditions, temperature and air humidity level.

Baunit SilikonTop is equipped with a basic level of protection against algae and fungal growth. This achieves a preventative and inhibiting effect. For projects in critical environments (e.g. areas with above average humidity, rainfall, close proximity to water, plants, shrubbery, trees and woodland) we recommend an increased level of protection. A long term eradication of algae and fungal growth cannot be guaranteed.

The sands used in the Baunit facade renders are natural products. On occasion some of the sand grains may appear slightly darker. This does not in any way constitute a problem with quality of the product, but may represent a faint optical detracting, due to the natural properties of the raw materials.

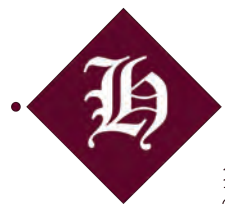
A Light Reflectance Value lower than 25 must not be used for application on to External Wall Insulation systems.

Baunit SilikonTop should be left to dry for at least 14 days (at +20 C° and 60 % rel. humidity) before receiving any further coatings.

Protective measures: Protect eyes and skin, and surrounding areas, especially glass, ceramic, brick, natural stone, varnishes and metals. Wash away any splashes with plenty of water. Do not allow to dry and harden.

Clean tools and equipment thoroughly with water immediately after use.

Our recommendations for applications which we give to support the purchasers/handlers from our experience, corresponds to current science and practice. The advice is non-binding, and forms no contractual, legal relationship and no additional obligations in the purchase contract. The advice does not release the purchaser from examining our products for their suitability for their foreseen uses. The general rules of construction equipment must be adhered to. We reserve the right to make changes which serve to provide technical progress and improve the product or its use. When such technical information appears, earlier information is no longer valid. You can find the most current information on our Internet pages. Only our current sales and supply conditions as well as provisions for the placement and use of our silos and mixing facilities apply for all business cases.



Heritage Clay Tiles Ltd

Yesterdays Traditions Todays Choices Tomorrows Heritage

50
Year
Guarantee

Conservation Weathered

A traditional handmade clay tile with a finely sanded surface,
suitable for main roof and vertical applications



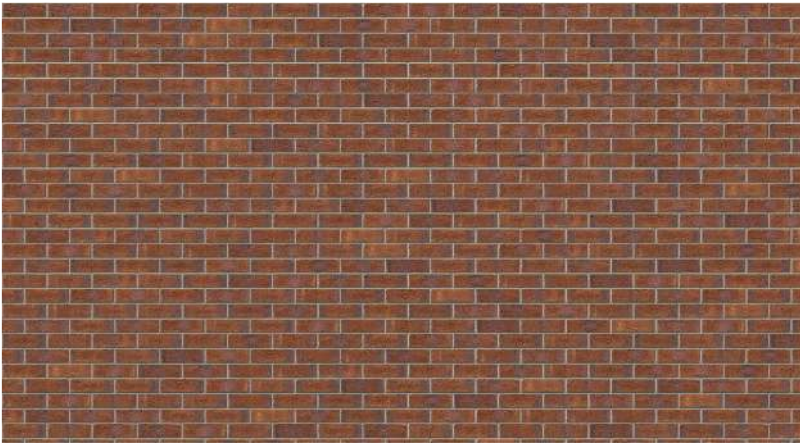
Description	Roof	Vertical
Minimum Roof Pitch	35 °	75°
Headlap (Minimum)	65mm	38mm
Batten spacing at maximum gauge	100mm	114mm
Size of tile	265 x 165mm	265 x 165mm
Covering Capacity	60 per m2	53 per m2
Cover width	165mm	165mm
Weight as laid	75kg per m2	66.25kg per m2
Battens per M2	10m	8.7m
Batten Size	38 x 25mm	38 x 25mm
Recomended nail type	40 x 2.65mm Alloy clout	40 x 2.65mm Alloy clout

Heritage Clay Tiles Ltd

Temple Park, Priory Road, Strood, Kent ME2 2EG

tel: 01634 471344 email: info@heritagetiles.co.uk

web: www.heritagetiles.co.uk



Product Information

Ibstock Code:	A0269A
Type:	Wirecut Extruded
Facing Description:	Rusticated
Dry Brick Weight (kg):	2kg
Pack Quantity:	500
Packaging (standard):	Banded (Plastic)
Factory:	Aldridge
EPD:	

Technical Specification (to BS EN 771-1)

Brick Dimensions (L x W x H mm):	215x102x65
Size Tolerances Mean & Range:	T2 R1
Configuration:	Vertically Perforated
Voids (%):	23-28
Compressive Strength (N/mm²):	35
Active Soluble Salts:	S2
Water Absorption (% weight):	12
Durability:	F2
Gross Dry Density (Sound Insulation) (Kg/m³):	1470
Equivalent Thermal Conductivity "K" value 5% Exposed:	1.09
Initial Rate of Absorption (Suction Rate) (Kg/m²/min):	0.7
EAN:	5.03634E+12