

Development Management Delegated Decision Report

B/20/0161/CD1



SUMMARY OF APPLICATION		
Application Reference	B/20/0161/CD1	
Application Type	Discharge of Condition	
Proposal	Application to have details approved relating to condition 2 (Materials) of planning permission B/20/0161	
Location	Land off St Swithin's Close, Bicker, Boston PE20 3AW	
Applicant	C/O agent	
Agent	George Rose, FRONT Architecture Ltd	
Target Decision Date:	---	
Statutory Expiry Date:	04-Oct-2021	
Extension of Time:	---	
Recommendation	Approve details	
Report by:	Richard Byrne	
Date:	30 th September 2021	
Officer Appraisal / Comments: <p>During the course of the application the material schedule has been amended to include more variety into the development and to include more information on the finishing specifications.</p> <p>A plan under reference Drg No. 302 Revision P1 has been submitted identifying the plots which use the brick and tile combination specified in the material schedule.</p> <p>The material schedule does show brick and tile options which does not necessarily correlate with Drg No. 302 Rev P1. However, the drawing does show three brick types and two tile types which demonstrate a variety of materials across the site.</p> <p>The Agent has however added a preference asking for the Blenheim Red Brick of the four options to be considered.</p> <p>Taking into account all the information presented it is considered the condition has been satisfied as the scheme would have a variation of finishing materials which would enhance the development.</p> <p>Given the schedule document includes options it would be difficult to solely use it to satisfy the condition. Instead it is considered expedient to list the materials in the interests of clarity in the decision letter which would be read in conjunction with Drg No. 302 Rev P1.</p>		
Condition number	Condition	Status
2	Notwithstanding any description of materials in the application and the requirements of condition 1 of this permission, prior to the commencement of development above slab level samples or full details of all materials to be used on the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.	Details approved



	The development shall thereafter be implemented in accordance with the duly approved materials.	
	<p>Approved Materials (taken from External Finishes Schedule P1) which is to be read in conjunction with Drg No. 302 Rev P1:</p> <ol style="list-style-type: none"> 1. Brickwork (to include chimneys, corbelling, flat gauge brick arch and soldier courses): <ul style="list-style-type: none"> • Mandarin Mixture Reserve (brick type 1) • Yorkshire Red Blend (brick type 2) • Blenheim Red (brick type 3) 2. Roof Tiles: <ul style="list-style-type: none"> • Rustic Red Pantile • Planum concrete roof tile 3. Soffit & fascias – white uPVC 4. Rainwater Goods – Black uPVC 5. Windows – White casement uPVC 6. Window head – Portland Stone (where relevant) 7. Window Cill – Portland Stone 	
NOTES FOR DECISION NOTICE:		