

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/21/0414/CD2
Application Type	Discharge of Condition
Proposal	Application to discharge Condition 7 (External Surface Materials) of permission B/21/0414 (Proposed residential development of 15 dwellings and Demolition of an existing single storey brick building within the curtilage)
Location	Former Food Factory Site, West End Road, Frampton, PE20 1BT
Applicant	Mr Cheatle, Irwin Project Management
Agent	Mr Darren Turner, Jackson Design Associates
Statutory Expiry Date:	16-Mar-2023
Extension of Time:	
Recommendation	Agreed
Report by:	Ian Carrington
Date:	12-May-2023
Officer Appraisal / Comments: <p>B/21/0414 approved a residential development of 15 dwellings on the site of a former food factory which was to be removed. The site will remain essentially a walled one using existing c.3m+ side and front walls; of note is the presence of a Grade II Listed Building immediately neighbouring the proposal site, a curtilage building of which is incorporated in the subject development.</p> <p>A previous conditions discharge application deemed the submitted construction management plan to be satisfactory.</p> <p>The present application seeks approval of the external materials as required under condition 7 of the consent. The proposed overall palette and the specific details accord with the indicative treatment set out in the application. This can be summarised as being for a relatively modern design with materials largely reflecting that character, though with references (as in the choice of bricks) to the nearby historical context. It was noted at the time the application was determined that whilst physically close to the nearby listed building, the side and front walls (which are retained) meant that the development would have a relatively minor impact on the street scene and on the setting of the heritage asset. The contemporary approach (as opposed to a 'pastiche' approach favoured by the Council's heritage advisors) was therefore approved, and the submitted materials are in line with that approval in both overall approach and detailed specifications.</p> <p>No consultations were considered necessary on this application and the proposed details are considered to be acceptable to discharge condition 7.</p>	



Condition number	Condition	Details submitted	Status
7	Prior to any works above slab level full detail of all materials (including bricks, roof tiles, paviors, cladding, windows, doors and rainwater goods) to be used in the external surfaces of the dwellings hereby permitted and in associated ancillary buildings, patios and hard standing areas, driveways, footways and roadways shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with the materials so approved.	The following details were all received by the LPA on 19-Jan-2023: Materials Specification; Hathaway Brindled Brick Specification 1; Hathaway Brindled Brick Specification 2; Cedral Cladding Specification Sheet; Wienerberger Hathaway Brindled Technical Information Sheet; Wienerberger Oast Russet Sovereign Stock Specification Sheet; Tobermore Permeable Paving Technical Sheet; Marley Product Catalogue June 2021.	Acceptable
NOTES FOR DECISION NOTICE:			