James Glover
75 Beggars Lane,
Leek,
Staffordshire
ST13 8HP

8th May 2020

SMDC
Moorlands House
Stockwell Street,
Leek
ST13 6HQ

F.A.O Chief Planning Officer

Dear Sir/Madam,

RE: Discharge of conditions – 31 Wetenhall Drive, Leek Staffordshire St13 8HU – Extension and alterations - Application No: SMD/2017/0492.

With reference to the above development and the conditions attached to same, we have now submitted this letter via the planning portal to discharge these conditions and have paid the prescribed fee of £34 made payable to SMDC.
Condition ref:

1. *The development hereby permitted shall be begun before the expiration of three years from the date of this permission.*
    a. **We acknowledge this condition and will comply.**

2. *The plans to which this decision relate are numbered 5729/PD/01 Revision A and 5729/PD/04.3.*
    a. **We acknowledge this condition and will comply.**

3. *Notwithstanding the details shown on the approved plans; the external building material used at first floor level to the front elevation of the extension hereby approved shall comprise of bricks that are to be salvaged from the demolition of the existing garage.*
    a. **Following recent discussions with builders, they have all expressed concern in being able to reuse the current bricks from the garage. The house was built in 1970 and the bricks are substantially weathered and brittle and the concern is that once demolished the bricks will disintegrate.**
    b. **The applicant has also sort advice from brick manufacturers, who have all failed to provide a fair match to the current bricks.**
    c. **Also we note an area of approx 19sqm of existing brickwork with about 13sqm required for the new front extension.**
    d. **Therefore we would propose that we proceed with the backup of white render in the instance that the builders are correct and we cant match new bricks. Looking around the Wetenhall/Wallbridge estate there are plenty of examples of render used on properties and so we don't percieve this as a detriment to the building, but bringing the dwelling into the 21st century. Please provide confirmation so the build can now proceed.**

4. *Notwithstanding the details shown on the approved plans, roof tiles that are to be used to the front roof slope of the approved extension shall be taken from the existing rear roof slope of the host dwelling. All new tiles shall be located on the rear roofslope and shall match those of the existing dwellinghouse.*
    a. **We acknowledge this condition and will comply.**

5. *Prior to the application of render, details of the colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.*
    a. **The render will be Weber monocouche weberpral-M, in chalk.**
        See https://www.uk.weber/weberpral-m

We trust that the above meets with your approval, however, if you require any further information then please do not hesitate to contact us.

Yours sincerely,

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