

Request for confirmation of compliance with planning conditions

Permission – SMD/2025/0355

Condition 5 – Before construction occurs above damp proof course (DPC), a stone sample panel, showing the stone type and finish, as well as its coursing, joining, quoins and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

- Sample Stone panel is available for inspection on site, please feel free to view this at your convenience or call 07808 060071 and someone will meet you on site.
- Stone type/finish/colour -Stanton Moor split faced coursed Sandstone , mixed colour
- Coursing – Coursed
- Jointing – N/A to this project
- Quoins type/colour/finish - Stanton Moor sawn finish, a piece of this is included in the panel on site for inspection.
- Pointing – Flush and brushed

Condition 6 – Before the new roof(s) hereby approved are installed, samples of the new roof tiles, shall be submitted to and agreed in writing by the LPA. The works shall thereafter be carried out only in accordance with the agreed materials.

- Roof tiles to be Dreadnought plain Staffordshire blue smooth faced – Details as per attachments 01 and 02 Dreadnought sheets, sample as requested will be taken to SMDC Moorland House on 6.5.2026.
- Ridge tiles will be Dreadnought plain Staffordshire blue smooth faced, 450mm capped angle ridge tile as per above attachment.

Condition 7 – No development shall be commenced in respect of the features identified below, until details of their design, fixing and finish in the form of manufacturer's specification or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the LPA. Development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details –

- Windows and their immediate surroundings, including details of glazing bars - Windows to be softwood timber frame painted winter white with timber glazing bar and double glazed units. Cill, jambs and head to be Stanton Moor sawn finish (as sample in onsite panel). Design as attachment 03, drawing 2024-01-08A.
- External doors – Front door to be hardwood timber 6 panel door with top 2 panels being double glazed units, painted finish in Buckingham Green. Step, surround and head to be Stanton moor sawn finish stone (as per sample panel onsite) as per attachment 04, drawing number 2024-01-09.

- Bifold doors to be aluminium 4 pane bifold doors in Anthracite grey finish, RAL 7016. Head to be Stanton Moor sawn finish stone (as per sample panel onsite) as per attachment 05, drawing 2024-01-10.
- Garage door – Garador pre-framed retractable garage door, jet black RAL 9005, style Carlton with a standard black handle. – As per attachment 06, Garador specification sheet.
- Chimney details – Chimney to be, red smooth brick to match neighbouring property School House as attachment 07, drawing number 2024-01-611.
- Ridge, verge and eaves details – Ridge to be Dreadnaught Staffordshire blue capped angle ridge tiles, colour as per tile submitted for approval and ‘condition 6 Dreadnaught tile spec sheet’ and as shown on attachment 07, drawing 2024-01-611.
- Verge and eaves sections shown on attachment 07, drawing 2024-01-611.
- Any flues, soil pipes or vents – SVP and wet room extraction will be roof extraction details highlighted in blue on attachment 08, drawing 2024-01-11.
- Kitchen extraction will be on site elevation as highlighted in green on attachment 08, drawing 2024-01-11.
- Air bricks – Hepworth square hole airbrick, 215mm x 65mm in buff, product YA13 as shown on page 15 of the attachment 09, Hepworth Terracotta brochure.
- Boundary treatments Existing post and rail fencing will be repaired as required and new lengths of post and rail fencing, as shown as item F, will be made to match existing. Hedging, as shown as item A, will be native and a mix of 40% Hawthorn, 30% Hazel, 10% Blackthorn, 10% Field Maple and 10% Holly. As attachment 10, drawing 2024-01-12.
- External hard surfacing, entrance and parking will be black porous tarmac laid over open-graded aggregate sub-base, item as C on drawing. Patio and path around the property, item D as shown, will be natural limestone flags, min 40mm thick laid in random pattern. As attachment 10, drawing 2024-01-12.

Condition 14 – The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the LPA. The access shall thereafter be surfaced in accordance with the approved details.

- The full width of the entrance, up to the property boundary and including a parking area, will be black porous tarmac laid over open-graded aggregate sub-base, as per item C on attachment 10, drawing number 2024-01-12.