

DEVELOPMENT SERVICES – CONSERVATION RESPONSE FORM

TO: Sophie Browne	DATE: 29th March 2019
REF: CD.9531/A 18/04606/COMPLY	
Address: The Watchtower Rissington Airfield Upper Rissington Gloucestershire GL54 2NT	
Proposal: Compliance with Conditions 5 (contamination), 6 (landscaping scheme), 9 (sample panel render) and 10 (details) of Permission 17/04549/FUL - Conversion and change of use of existing airfield control tower into single dwelling - Variation of Condition 2 (Approved drawings) of planning permission ref. 16/00075/FUL to incorporate amended design	

Comments:

Condition 9 – Sample panel of render

I refer to the case officer's email dated 18/01/2019:

“Thank you for submitting the photograph as requested, I can confirm that we have now received sufficient information to validate the application. However, having discussed the sample panel shown with the Conservation Officer, I should make you aware that she does have some concerns. Primarily, she states that the texture should be smooth, whereas the render in the photograph appears roughcast. She also states that, although the colour appears satisfactory, it is difficult to be sure from the photograph submitted. She therefore suggests that a new panel be constructed on site, with a smooth finish, and photographed in situ to enable a proper assessment of the colour and finish in context. She also advises that, as per the wording of the Condition (copied below for your convenience), the panel should be retained on site until the completion of the development to enable site visits to be undertaken if required.”

I understand that no further details have been received since this email and a further chasing email dated 18/02/19 and therefore this issue is still outstanding. A revised, smooth render panel should be provided at the site for inspection.

Condition 10 – design details:

“The doors, windows, porch, balcony, glazed link and garage doors shall not be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.”

Doors – insufficient information
Windows – insufficient information
Porch – no information provided
Balcony – acceptable
Glazed link – insufficient information
Garage doors – insufficient information

Construction drawings have been provided which show a lot of information and detail not required for compliance with condition 10. Generally the details we do need to see have not been provided.

For example the cross sections of the front door and garage doors show the construction around these items but no detail of the doors themselves. There is no detailed elevation of the front door, or other doors. We need to see detailed elevations and cross-sections of the windows. Those at the front incorporate glazing bars – these are not shown on the drawings provided. The glazed link is shown in cross-section but with no detail of its material/construction to the eaves and no detail of the glazed screen – which is shown on plan as a solid screen, not incorporating doors. The garage doors are referred to as ‘Hormann garage doors LPU 42L’ but I cannot find the specific door/product to which this refers. If the door proposed is a specific product then the product information/brochure and proper reference should be provided and we can then check this in order to comment on its acceptability.

The balustrade and balcony details provided are acceptable.

Draft recommendation:

- **A revised render panel should be provided as previously requested.**
- **More information is required in line with the requirements of the original condition 10.**

From:

Helen Ramsell
Senior Conservation & Design Officer