

### **Urgent Update for Item 14: 20/505808/FULL- Land Adjacent to 2 School Lane**

- 3 further representations have been received raising the following (summarized) concern:
  - The use of yellow brick and concrete roof tiles are out of keeping to the attached pair of ragstone cottage and deviate materially from the full ragstone and kent peg tiles approved scheme.
  - The Applicant's justification for the financial and architectural constraints for the original approved scheme is misleading and untrue.
  - The final proposed plans still remain of lesser quality to that approved in 2015.
- Update to further representations received with comments from Conservation Officer;

*"I don't have a major concern with the introduction of bricks alongside ragstone, although yellow bricks would be unusual in the immediate context. Buildings are generally ragstone, red brick or render on School Lane. For example, No.3 School Lane (immediately adjacent) is of the same age and style but faced in ragstone with red brick.*

*In my view concrete roof tiles are not an acceptable substitute for Kent peg tiles and will stand out against the adjoining roofs. There are various clay tiles available that would be an economical compromise.*

*I note that condition 2 requires materials to match existing, but as different materials (bricks and roof tiles) are now proposed perhaps they should be separately conditioned so samples can be agreed.*

*The dormer, round gable window and solar panels would have a minimal impact on the streetscape in my view."*

#### **Officer's Comment:**

The further representations are acknowledged and the design aspects have been fully discussed in the committee report and consultation with Conservation Officer has confirmed the use of yellow brick would not result in harmful impact to the significance of the host ragstone cottage and the streetscene.

The Conservation Officer commented the use of concrete roof tiles are not an acceptable substitute and there are various clay tiles available as an alternative. It is suggested a separate condition should be imposed so samples of the external materials can be agreed. I do agree with the Conservation Officer's comment and the proposed condition meets the test of imposition to this development. On this basis, it is recommended the application is approved subject to the imposition of the following condition 13 in addition to the twelve conditions as listed in Paragraph 8 of the committee report:

*(13) Notwithstanding the requirement from condition 2, the development hereby approved shall not commence above slab level until, written details and samples of the materials to be used in the construction of the external surfaces of the building(s) hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials, this should include the use of clay tiles for the main roof;*

*Reason: To ensure a satisfactory appearance to the development.*