

## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of part ground floor and upper floors from retail use to a large House in Multiple Occupation (use class sui-generis), upwards extension to create an additional storey and roof terrace, demolition of small rear part of ground floor roof and external alterations including replacement of the shopfront. (Amended scheme following approval of planning application 21/01185/FUL)

In

Reference number

Date of decision (date must be pre-application submission)

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 3

No work to the extension hereby approved shall be carried out samples or manufacturer details of the roof material proposed to be used for the extension have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out and maintained in accordance with the approved details.

Condition 4

No work above damp proof course level shall be carried out until a detail drawing at 1:5, a specification of the parapet coping finish and samples of the brick and slate proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Condition 7

Any new or replacement rainwater guttering and downpipes shall be of cast metal finish details of which have first been submitted to and approved in writing by the Local Planning Authority. Details of the profile and decorative finish of the guttering and downpipes shall be submitted to and approved in writing by the Local Planning Authority prior to installation on site. The guttering and downpipes shall then be installed and maintained for the life of the development in accordance with the approved details.

Condition 9

The extension hereby approved shall not be occupied until the external appearance of the flank wall facing towards no. 31 Westgate Street has been finished in a manner in accordance with details to be submitted to and approved in writing in advance by the Local Planning Authority.

Condition 12

Prior to first occupation of the development hereby approved a scheme for biodiversity enhancement (comprising at least 1 no. bird box or similar provision and 1. no bat box or similar provision), shall be submitted to and approved in writing by the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but is not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken;
- iv. When the features or measures will be installed and made available.

Condition 15

The extension hereby approved shall not be occupied until measures to discourage seagulls from nesting and/or roosting on the building have been implemented in full in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. The details shall accord with the Local Planning Authority's publication "Gulls: How to stop them nesting on your roof" December 2005.

Has the development already started?

- Yes
- No

If Yes, please state when the development was started (date must be pre-application submission)

31/01/2022

Has the development been completed?

- Yes
- No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
- No

# Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3: Roofing Materials - Natural Slate and black epdm rubber; samples as provided to Conservation Officer on site

Condition 4: Parapet Coping is P36A, P41 Attached. Brick Berkshire Red 73mm (Northcot Brick Ltd) as referred to in condition 5. Slate: Natural slate as referred to above

Condition 7: Marley Alutec Evolve, black. spec sheet attached to application

Condition 9: This condition relates to the first application when the flank wall facing no 31 was to be extended. The extension was abandoned.

Condition 12:

i - Description:

- Bat Box: 2F Schwegler Bat Box
- Bird Box 2GR Schwegler Nest Box

ii - Materials

25 Year Warranty

These nest boxes are especially made to exacting standards by Schwegler using their unique WoodcretePLUS™ material - an incredibly tough, durable mix of sawdust, concrete and clay that is rotproof, predator proof and impervious to the worst weather. Their excellent insulating properties will keep any nesting brood warm and sheltered, and their smart, natural looks will stay good for decades to come.

WoodcretePLUS™ is superior to all other materials for nest boxes, including the many sub-standard wood-concrete mixes attempted by others over the years. For example:

- During 50 years of use, it has proven to be exceptionally longlasting - usually well in excess of 25 years.
- It provides precisely the right thermal properties for both chick-rearing and winter roosting.
- Fully waterproof, it requires no maintenance whatsoever.
- It resists nearly all forms of natural damage, including that made by woodpeckers and pine martens.

WoodcretePLUS™ nest boxes are the choice of conservationists throughout the world, universally recognised as the best, both for their exceptionally high occupation rates and value for money.

iii: Drawings - P04K attached to application

iv: Measures will be installed by August 15th 2022

Condition 15: Measures to discourage Seagulls

Seagulls: The bird netting is constructed using a perimeter framework cable which is fixed into place using intermediate fixings at regular intervals. The cables are tensioned to create a taught installation once the net has been secured onto the perimeter. Hog rings are used to fix the net to the permanent wire system. All fixings used during installation are of the highest standard available in the industry to ensure longevity of the install and effectiveness of the proofing solution.

The gull netting is 75mm gauge. The netting is manufactured from high density UV stabilised knotted 12/6 polyethylene which is not only chemically inert and rot proof but offers high resistance to a wide range of chemical and environmental conditions. Colours can vary but black, stone and translucent netting is available as standard and the system is recommended for all bird pressures.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Peter Holmes

Date

20/07/2022

311 EVOLVE ALUMINIUM GUTTERS

Manufacturer: Marley Alutec, Unit 1 (G-H), Hudson Road,  
Elms Farm Industrial Estate, Bedford MK41 0LZ



Reference: Evolve Box aluminium rainwater system

Profile: Box

Size: 130x85mm

Flow Performance: 7 litres per second (centre outlet).

Outlet Size: 76mmØ or 72x72mm **TBC**

Type / grade: Marine grade extruded aluminium to BS EN 755-2:2008

Finish: Polyester powder coated to BS EN 12206-1:2004

Colour: **TBC**

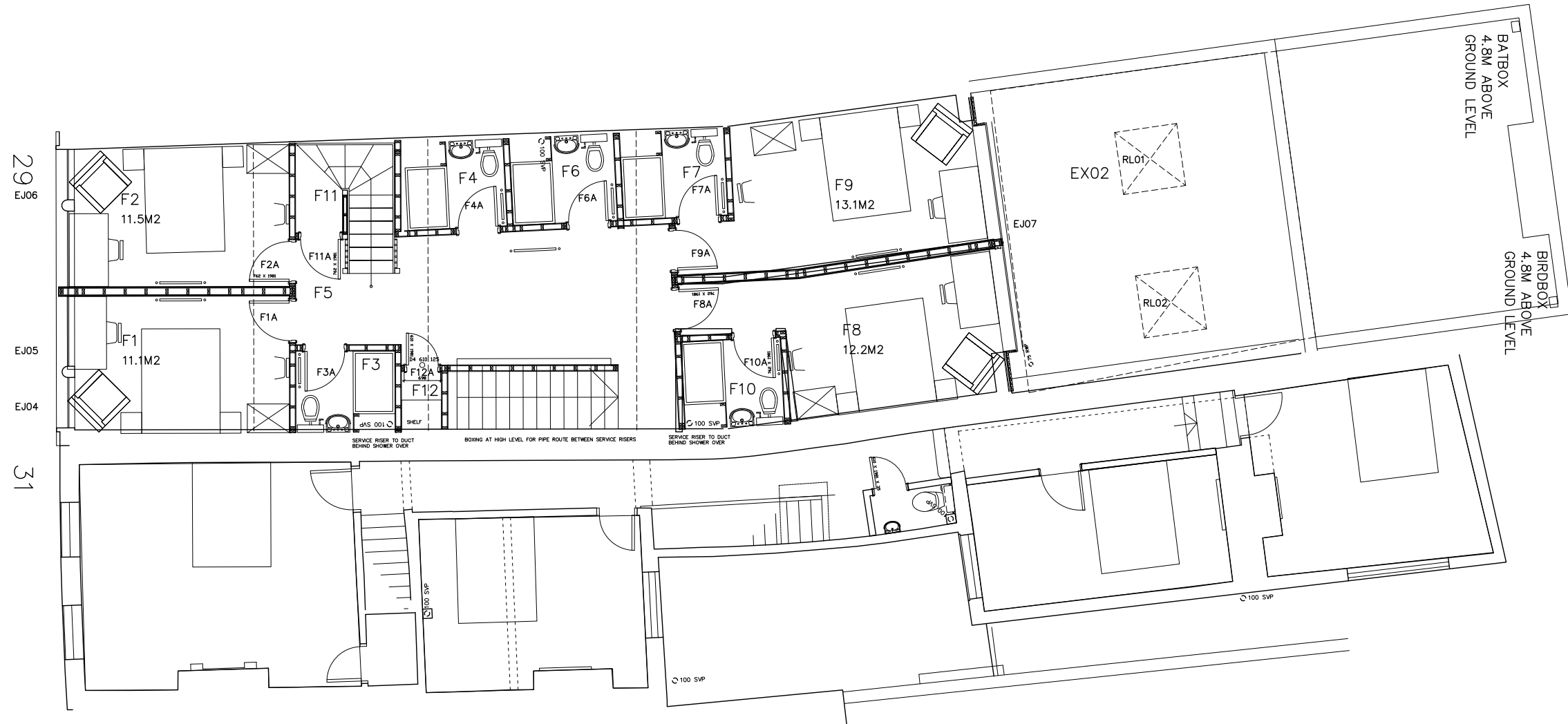
Functional life expectancy: 50 years

Jointing: External JuraJoint joint union with integral EPDM rubber and cross linked with Alutec sealant

Fixing: BS EN 1462:2004 Class H, external fascia brackets at 1m centres. Fixed with Alutec austenitic stainless steel 32mm x No. 10 round head screws



FIRST FLOOR



**C.A.D. INFORMATION**

C.A.D. DRAWING NAME Drawings\Streud\Gloucester\Westgate 29		DRAWN BY PH	
PLOTTED FOR	PLOT DATE	CHECKED	PH

e:mail@potterandholmes.com www.potterandholmes.com

**REVISIONS**

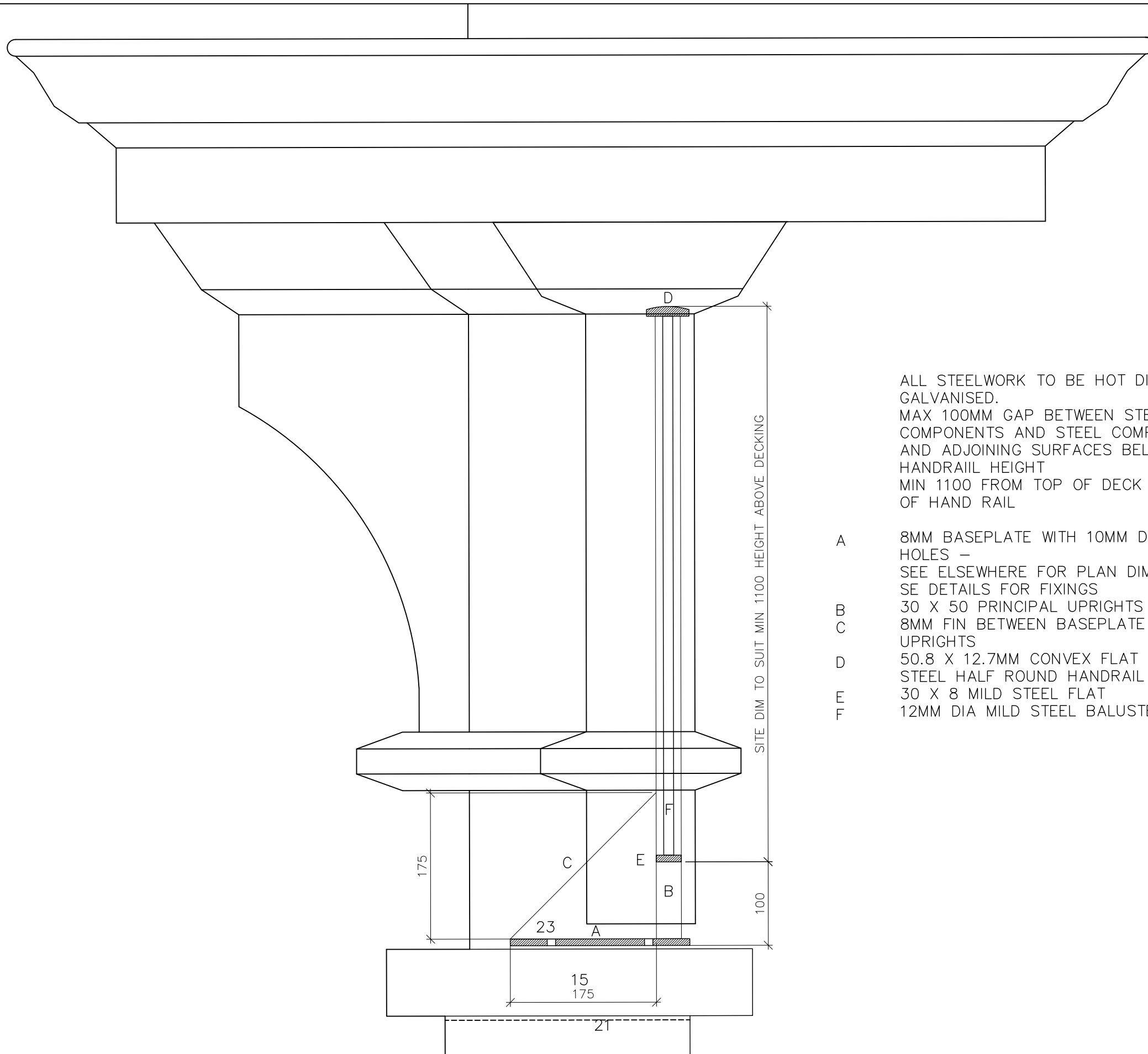
A 1.11.21 PH GENERAL UPDATE	C 16.11.21 PH GENERAL UPDATE	E 24.12.21 PH GENERAL UPDATE	G 15.02.21 PH GENERAL UPDATE	J 24.02.21 PH GENERAL UPDATE
B 15.11.21 PH GENERAL UPDATE	D 23.12.21 PH GENERAL UPDATE	F 04.01.22 PH EXISTING BEAMS	H 22.02.21 PH GENERAL UPDATE	K 20.7.22 PH GENERAL UPDATE



**POTTER CHURCH & HOLMES · ARCHITECTS**

<b>PROPOSAL FIRST FLOOR PLAN</b>		<b>29 WESTGATE STREET, GLOUCESTER, GL1 2NW</b>		
SCALE 1:100@A3	DATE 29.11.21	DWG.No P04	REV K	
KNOWLE COTTAGE, CRANHAM, GLOS. GL4 8JA		TEL: [REDACTED]		





ALL STEELWORK TO BE HOT DIPPED GALVANISED.  
 MAX 100MM GAP BETWEEN STEEL COMPONENTS AND STEEL COMPONENTS AND ADJOINING SURFACES BELOW HANDRAIL HEIGHT  
 MIN 1100 FROM TOP OF DECK TO TOP OF HAND RAIL

- A 8MM BASEPLATE WITH 10MM DIA HOLES – SEE ELSEWHERE FOR PLAN DIMS AND SE DETAILS FOR FIXINGS
- B 30 X 50 PRINCIPAL UPRIGHTS
- C 8MM FIN BETWEEN BASEPLATE AND UPRIGHTS
- D 50.8 X 12.7MM CONVEX FLAT MILD STEEL HALF ROUND HANDRAIL
- E 30 X 8 MILD STEEL FLAT
- F 12MM DIA MILD STEEL BALUSTERS

C.A.D. INFORMATION

REVISIONS

C.A.D. DRAWING NAME Drawings\Stread\Gloucester\Westgate 29		DRAWN BY PH	
PLOTTED FOR	PLOT DATE	CHECKED	PH

e: mail@potterandholmes.com www.potterandholmes.com



POTTER CHURCH & HOLMES · ARCHITECTS

PROPOSAL TERRACE RAILINGS METALWORK DETAILS		29 WESTGATE STREET, GLOUCESTER, GL1 2NW	
SCALE 1:5@A3	DATE 05.07.22	DWG.No P41	REV
KNOWLE COTTAGE, CRANHAM, GLOS. GL4 8JA		TEL: [REDACTED]	