

David Lipfriend
ID Estates
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Tolpits Lane
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Dear Mr Lipfriend,

BY EMAIL ONLY

Our Reference:	22/00725/CONDIT
Description	Discharge of condition 3 (roof materials), 4 (parapet coping and materials), 7 (guttering and downpipes), 12 (biodiversity enhancement) and 15 (measures to discourage seagulls) of planning permission 22/00209/FUL
Location:	29 Westgate Street
Proposal:	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)

I write with reference to your application validated on 11th August 2022 for discharge of conditions 3, 4, 7, 12 and 15 of planning permission 22/00209/FUL.

Condition 3

Condition 3 states:

No work to the extension hereby approved shall be carried out until 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.

Gloucester City Council's Conservation Officer was consulted in order to assess whether this condition has been satisfactorily met. The application form indicated that samples of the roofing materials were provided to the conservation officer on site. These materials are described on the application form as "Natural Slate and black epdm rubber."

Our conservation officer indicated that the materials were satisfactory on 17/08/2022 and that Condition 3 could be discharged.

Condition 4

Condition 4 states:

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.

Drawing numbers P36-A Proposed 3rd Floor Details – 1 and P41 Proposed Terrace Railings Metalwork Details have been submitted in order to discharge Condition 4. These plans show the designs of the metal railings and the parapet coping. The natural slate proposed was shown to our Conservation officer as detailed under Condition 3. Confirmation was given that Berkshire Red 73mm bricks manufactured by Northcot Brick Ltd were to be used.

Our conservation officer approved the submitted detailed drawings and indicated that the material samples provided were satisfactory on 17/08/2022 and that Condition 4 could be discharged.

Condition 7

Condition 7 states:

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.

Technical specifications were submitted alongside the application form in the document entitled SUPINFO Evolve Box.

Our conservation officer indicated that the specifications were satisfactory on 17/08/2022 and that Condition 7 could be discharged.

Condition 12

Condition 12 states:

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.*

Details were submitted on the application form which addressed points i. to iv. in turn.

Gloucester City Council's Biodiversity and Ecology Consultee indicated that the details of the biodiversity scheme were sufficient in order to discharge condition 12, provided that confirmation could be provided that confirmed the bird and bat boxes had been installed by 15/08/2022. Written confirmation was provided of their installation by the agent on 11/10/2022 and as such this condition can be discharged.

Condition 15

Condition 15 states:

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.

Details were submitted on the application form which addressed the demands of this condition.

Gloucester City Council's Biodiversity and Ecology Consultee indicated that the submitted details were satisfactory and that the condition could be discharged.

Conclusion

I therefore can confirm that the above details are acceptable and discharge the requirement of conditions 3, 4, 7, 12 and 15.

Yours sincerely,

Craig Stock

Planning Officer