

Oxford office

Chandos Yard, 83 Bicester Road,
Long Crendon,
Buckinghamshire HP18 9EE

t +44(0)1844 203310

e info@wolffarchitects.co.uk

www.wolffarchitects.co.uk

Planning Condition Discharge

Date: 27.01.2025

Revision: 0

Project No.2252 –
7 Redington Gardens
London
NW3 7RU

Application ref: 2023/2530/P

Approval of details reserved by a condition (discharge)

On behalf of our client, an application is hereby made for Approval of details reserved by a condition (discharge) following grant of planning permission Application ref: 2023/2530/P at the above property.

The conditions to be discharged are:

Condition No.3a

Condition No.3b

Condition No.8

Condition No. 9.

Condition No.3a

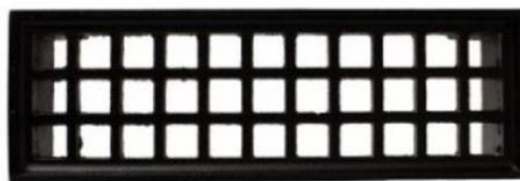
“3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

3a) Details including sections and detailed elevations at 1:10 and manufacturers specifications of all windows (including jambs, head, and cill), ventilation grills, external doors, and gates.”

Please see attached the following information:

Proposed Window Details:

- 2252-TD-620 Typical Window Detail
 - 2252-TD-621 Proposed Window Type A
 - 2252-TD-622 Proposed Window Type B
 - 2252-TD-623 Proposed Window Type C
 - 2252-TD-624 Proposed External Doors
 - 2252-TD-625 Proposed Orangery Plans
 - 2252-TD-626 Proposed Orangery Details
 - 2252-TD-627 Proposed Orangery Elevations
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- The proposed windows are to have concealed trickle vents suitable for the Conservation Area, to provide background ventilation to the property.
 - **Ventilation grills:** We are proposing Britannia Architectural Metalwork cast iron Air 14 air bricks– see product spec below. [AIR 14 AIR BRICK | Estatefencing](#)



Condition No.3b

“3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:



3b) Samples and manufacturer's specifications of all facing materials including brickwork, tile, dormer cheeks, render, stone/stucco, railings, boundary treatments, fascia's, soffits, and rainwater goods.”

Brickwork:

The brickwork sample panel has been submitted under a separate application Ref: 2024/5223/P registered on 27/11/2024 and final decision granted on 16/01/2025.

Brickwork to Boundary Wall:

It is proposed to rebuild the front brick boundary wall to the same height as the existing, using the bricks approved for the main house under Application ref: 2024/5223/P.

Existing Brick Boundary Wall	Proposed Brick Boundary Wall
	
<p>Above: Photograph showing the existing brickwork to the front boundary wall.</p>	<p>Above: It is proposed to rebuild the front brick boundary wall to the same height as the existing boundary wall, using the same bricks approved for the main house under Application ref: 2024/5223/P</p> <p>The proposed brick wall would consist of the combined use of 'Chartham Multi Stock' randomly mixed through with 'East Barley Red Blend - dark red, and orange'</p>



Above: Photograph showing the existing brickwork to the front boundary wall. It is proposed to rebuild the wall to the same size and dimensions, using the bricks approved for the main house under Application ref: 2024/5223/P. The proposed boundary brick wall would consist of the combined use of 'Chartham Multi Stock' randomly mixed through with 'East Barley Red Blend - dark red, and orange'

Roof tiles:

We are proposing plain clay tiles to the main pitched crown roof. Ref: Dreadnought Tiles; Product reference: Classic Bronze handmade; Colour: Predominantly brown; Size: 265 x 165 mm. Please refer to below image.



Stone:

We are proposing **Albury Lodge Ltd Portland 'Wet White' Cast Stone** for the window subsills and the front entrance portico. Please refer to below photographs of samples on site and attached specification sheet.

[Precast concrete experts, Albury Lodge Ltd, Cheshunt](#)

Please refer to drawing 2252-TD-609 - Entrance Portico Details.





Dormer Roof & Cheeks:

We are proposing rolled lead sheet batten roll (Code 6)

Roofs to Curved Bay Windows:

We are proposing rolled lead sheet batten roll (Code 6)

Fascia and Soffit Boards:

Fascia and Soffit boards to the dormer windows and bay windows will be constructed with traditional white-painted external grade timber.

Rainwater Goods:

We are proposing Yeoman Rainguard XL Aluminium guttering, downpipes, and hoppers to be painted black.

[XL Aluminium Guttering - Yeoman Rainguard](#)

[Quality Aluminium Downpipes: Perfect Solution for Rainwater Management](#)

[Plain Aluminium Hopper - Yeoman Rainguard](#)

Railings:

Refer to drawing 2252-TD-627 Orangery Elevations which show the proposed black painted traditional metal railings to the first-floor roof terrace.



Condition No.8

“8 Notwithstanding the details submitted, prior to occupation of the dwelling hereby approved, full details of waste and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, design and material finish of the proposed waste and recycling store and access thereto. The approved waste and recycling store shall be installed in accordance with the approved details and be ready for use prior to occupation of the dwelling.”

Please refer to attached drawing 2252-PL-282.

Condition No.9

“9 Prior to occupation of the dwelling hereby approved, details of 1 Electric Vehicle Charging Point (EVCP) to be added to the site, shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the dwelling hereby approved, and permanently retained thereafter.”

Please refer to below specification: Andersen A3 with the front metal and body colour being “Midnight Black”. <https://andersen-ev.com/pages/andersen-a3>

- A wall mounted EV charge point compatible with all type two electric and hybrid cars
- A CE certified electric car charge point that can be installed at your home
- Seven years of Andersen Care Cover following the installation of your home charging point
- Premium charge point design with no earth rod requirement
- Adaptive Fuse CT Clamp included as standard
- UK production allows for fast installation of your electric car charge point at home
- 7kW home charge point capabilities

