

AnnS Jones

From: Simon Greenland
Sent: 17 December 2012 15:51
To: planning_admin
Cc: Anna Irwin
Subject: P/2012/0777 and 0778 Wern Farm Minera
Attachments: Planning RevB.pdf; Window Details B.pdf

Importance: Low

[amended plans for importing please](#)

From: Dafydd Edwards [mailto:dafydd@blueprintarchitectural.com]
Sent: 17 December 2012 15:49
To: Simon Greenland
Subject: Re: P/2012/0777 and 0778 Wern Farm Minera
Importance: Low

Simon,

Please find attached amended plans as requested by Anna.

Many thanks

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services

Tel: 01978 356500
Dafydd@blueprintarchitectural.com

From: [Simon Greenland](#)
Sent: Friday, December 14, 2012 11:56 AM
To: [Dafydd Edwards](#)
Subject: FW: P/2012/0777 and 0778 Wern Farm Minera

nearly there!

Simon Greenland
Planning Officer, Community Wellbeing and Development
Swyddog Cynllunio, Adran Lles Cymunedol a Datblygu

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From: Anna Irwin
Sent: 14 December 2012 11:19
To: Simon Greenland
Subject: RE: P/2012/0777 and 0778 Wern Farm Minera

Simon,

The revised conservation method statement is now acceptable.

The width of the glazing bar is too great. I would therefore suggest one of the following options be considered: that a slimmer profile glazing system be used, single glazing be installed or the glazing bar detail omitted. Otherwise the window sections are acceptable.

Regards

Anna

From: Simon Greenland
Sent: 11 December 2012 15:27
To: planning_admin
Cc: Anna Irwin
Subject: P/2012/0777 and 0778 Wern Farm Minera
Importance: Low

Amended statement and plan, for importing please

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 11 December 2012 15:24
To: Simon Greenland
Subject: Fw: P/2012/0777 and 0778 Wern Farm Minera
Importance: Low

Simon,

Please find attached amended conservation method statement and window details.

Many thanks

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services

Tel: 01978 356500
Dafydd@blueprintarchitectural.com

From: [Simon Greenland](#)
Sent: Monday, December 10, 2012 11:02 AM
To: [planning_admin](#)
Cc: [Dafydd Edwards](#)
Subject: P/2012/0777 and 0778 Wern Farm Minera

conservation officer- further response, for importing please

From: Anna Irwin
Sent: 10 December 2012 10:56

To: Simon Greenland
Subject: RE: P/2012/0777 and 0778 Wern Farm Minera

Simon,

My comments on the amended details are as follows:

Elevation details are now acceptable.

Conservation Method Statement:

- Sample of mortar for bedding and pointing to be approved prior to commencement
- A waterproofing system must not be used on the walls, this will detrimentally effect the breathability of the structure. This should be omitted from the statement.
- The method statement needs to address the provision of roofing insulation.
- All new materials require approval prior to commencement, including slates, ridge tiles and stone.

Window details:

- Storm-proofing detail is not acceptable. Casements should sit flush within the frame and glazing lines should follow through from fixed to opening lights.
- As no sub sills are present, masonry will presumably be dressed with lead to provide the necessary run-off? This detail is not evident from the drawings.
- Detail of the glazing bar is required.
- All external joinery is to receive a painted finish, colour to be subject to further approval.

Regards

Anna

From: Simon Greenland
Sent: 06 December 2012 09:12
To: planning_admin
Cc: Anna Irwin
Subject: P/2012/0777 and 0778 Wern Farm Minera
Importance: Low

Amended plans and statement for importing please

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 05 December 2012 13:11
To: Simon Greenland
Subject: Re: P/2012/0777 and 0778 Wern Farm Minera
Importance: Low

Simon,

Please find attached amended conservation method statement along with amended site plan, elevations and sectional drawings of windows & doors.

Part of the email refers to stepping back the bathroom ext. The bathroom ext is actually part of the original building we are intending to repair the existing wall see hatching on elevations.

Many thanks

Dafydd Edwards ACIOB
Senior Architectural Technician

For Blueprint Architectural Services

Tel: 01978 356500

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From: [Simon Greenland](#)

Sent: Monday, December 03, 2012 2:19 PM

To: [Dafydd Edwards](#)

Subject: P/2012/0777 and 0778 Wern Farm Minera

We have received the following comments from the senior conservation officer:

The principle of conversion has previously been accepted through the planning permission and listed building consent granted in 2006. Whilst the proposals are generally considered acceptable some additional detail will be required and should be provided within the accompanying Conservation Method Statement. Information has been provided on the drawings that should also be contained within the conservation method statement and information is included in the Design and Access statement that does not concur with that within the Conservation Method Statement. Greater consistency is required.

For example, insulation and double glazing is referred to within the DAS but no information has been provided on the insulating methods within the CMS and windows are referred to as single glazed. Details and sections of all new windows, doors and glazed screen must now be provided at this stage for approval.

The Conservation Method Statement needs to make reference to all works required for the repair and conversion of the building.. This includes the new ground and first floor construction as well as any damp proofing or insulating measures. It should be noted however, that an injected damp proof course will not be acceptable. Details of internal wall finishes should be provided and specification given for all bedding and re-pointing works. This should comprise a lime and sand mix only. Details of any proposed lime-wash finish (consistent with the principal building) and the extent of any re-pointing works made clear. Rainwater goods are mentioned on the drawings but not the CMS and location of any extracts or vents should be identified.

In relation to elevation detail, I would make some minor suggestions as follows; to the rear elevation, the bathroom extension should be stepped in to provide a clear distinction between the original and proposed. A stone lintel should be formed over the new window to this elevation. Consideration also needs to be given in relation to the sill detail to all window openings and this should be detailed on the window sections which should also show the position of windows within the reveal.

Details of all boundary and surface treatments should be provided.

I look forward to receipt of the revised details. I am awaiting comments on the planning application from an ecological point of view.

Kind regards

Simon Greenland

Planning Officer, Community Wellbeing and Development
Swyddog Cynllunio, Adran Lles Cymunedol a Datblygu



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