CONDITION DISCHARGE STATEMENT

Mill Farm House, Bersham, Wrexham, LL14 4LL
Planning Permission Ref: P/2026/0058
Conditions No: 5, 6 & 7
Photo Record / Window, Door and Rooflight Details/ Schedule of Materials & Finishes

This statement has been prepared in support of an application to discharge planning conditions number 5, 6 and 7, requiring the submission of (5) a Level 2 photographic record to be submitted to the National Monuments Record of Wales, the approval of detailed drawings for all new and replacement windows, rooflights and doors (6), and a schedule of all new or replacement external and internal material, finishes and coverings (7).

Condition No: 5

No works shall commence until an appropriate Level 2 photographic record is carried out, in order to secure a thorough visual record of the building as it is. Details of what a level 2 photographic record entails can be found in section 5 (p.26) of Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016). Digital copies of the resulting survey photographs should then be deposited with the National Monuments Record of Wales in Aberystwyth. Photographs are to be in TIFF format and 300dpi.

The record has been prepared in accordance with the approved condition requirements and comprises a photographic survey of the building, together with supporting descriptions and analysis of the areas affected by the proposed development.
A copy of the archive submission form for deposition with the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) is enclosed.
It is considered that the enclosed information fully satisfies the requirements of Condition 3 and it is therefore respectfully requested that the Local Planning Authority confirms the discharge of this condition.

Condition No: 6

'Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows, rooflights and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The works shall only be carried out in strict accordance with such details as are approved'.

The approved scheme includes the installation of new slimline aluminium-framed fixed glazing and sliding doors serving the proposed rear extension, together with conservation-style rooflights within the roof slopes.

In accordance with the requirements of the condition, detailed drawings and technical information are enclosed demonstrating the proposed appearance, construction and installation of the glazing systems and rooflights.
The submitted details include:

• Head, jamb, cill and threshold details.
• Frame profiles and mullion/interlock arrangements where applicable.
• Glazing specifications.
• Materials and finishes.
• Colour specification.
• Technical cross-sections illustrating the relationship between glazing units and framing systems.

The proposed windows and sliding doors comprise slimline thermally broken aluminium framing with double-glazed sealed units. The submitted drawings demonstrate the appearance, proportions and detailing of the proposed units and confirm that they are consistent with the approved planning drawings and preserve the character and appearance of the listed building.

The proposed rooflights comprise conservation-style rooflights with black external finish, recessed installation and double-glazed units installed in accordance with the manufacturer's recommendations and approved technical details.
It is considered that the enclosed information fully satisfies the requirements of Condition 4 and it is therefore respectfully requested that the Local Planning Authority confirms the discharge of this condition.

Submitted Documents:

1. Drawing No. 387/MFB/PL/010 – Conservation Rooflight Details
2. Drawing No. 387/MFB/PL/011 – Proposed Fixed Windows
3. Drawing No. 387/MFB/PL/012 – Proposed Sliding Doors

Condition No: 7

SCHEDULE OF MATERIALS, FINISHES AND COVERINGS

Roof Covering:
Reclaimed Welsh natural slate selected to match the size, colour, texture and laying pattern of the existing roof covering.

Rooflights:
VELUX Conservation Rooflights as detailed on Drawing No. 387/MFB/PL/010. Black external finish, recessed installation and double-glazed units installed in accordance with the manufacturer's recommendations and approved technical details.

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External Walls Above DPC:
Provide external wall finish comprising traditional pebbledash finish to match the existing dwelling in colour, texture, aggregate size and overall appearance.
Finish to be applied in accordance with the manufacturer's recommendations and good building practice.

Decorate with:
-1No. suitable primer/sealer coat where required.
-2 No. coats Emperor Masonry Paint, colour RAL 9010 (Pure White), or approved equivalent.
All materials and workmanship to be suitable for the substrate and external exposure conditions.
Finished appearance to match the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

External Walls Below DPC:
Engineering brickwork finished externally with Sika Black Jack Black Bitumen coating, or approved equivalent, to provide a durable and weather-resistant finish below ground and splashback level.

Windows:
Powder-coated aluminium framed windows in a toned white finish. Refer to manufacturer's technical details and specifications submitted in support of this application.
Insert manufacturer and RAL colour

Sliding Doors:
Powder-coated aluminium framed sliding doors in a toned white finish. Refer to manufacturer's technical details and specifications submitted in support of this application.
Insert manufacturer and RAL colour

Rainwater Goods:
Rainwater goods, gutters and downpipes to match the existing property in profile, appearance and colour.

Leadwork and Flashings:
Code 5 milled lead flashings, soakers and weatherings installed in accordance with Lead Sheet Association recommendations.

Internal Wall Finishes:
New internal wall finishes to comprise plastered and decorated surfaces to match the appearance of adjacent existing finishes.

Internal Ceiling Finishes:
Plasterboard ceilings with skim finish and decoration to match adjacent existing finishes.

Internal Joinery:
New joinery and associated trims to be finished and decorated to complement the existing property.

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It is considered that the enclosed information fully satisfies the requirements of the conditions and it is therefore respectfully requested that the Local Planning Authority confirms the discharge of these conditions.

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