

Planning Statement

**Marlow House conditions
DM/25/3132 (LB) and DM/25/3131
(FP)**

Discharge of Planning Conditions

at

Marlow House conditions DM/25/3132 (LB)

Planning Supporting Statement

on Behalf of

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21 August 2026

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1. Conditions and Comments

- 1.1 Sub conditions of condition 2 – details are submitted. Condition 2 reads as follows:
- 1.1.1 *2. Within 3 months of the granting of this permission, and prior to the commencement of works on these parts of the scheme the following details to be submitted:*
- *Detailed drawings, including elevations, plans, sections and constructional details of the reinstated staircase and soffit between first to attic floors, including the staircase door and attic access hatch. These drawings shall be at an appropriate scale, which may be 1:20, 1:10, 1:5 or 1:1 depending on their nature, and shall be annotated to show materials and finishes and shall show the relationship of the new fabric with the existing retained fabric and the location of any retained fabric from the previously existing staircase which it is proposed to reinstate.*
 - *A detailed materials schedule, including photographs of any retained fabric which it is proposed to reinstate.*
 - *A detailed design and method statement, which should include the reasoning behind the proposed design and constructional detail, to include as appropriate reference to all available photographs of the historic staircase which has been removed, and to other historical examples.*
- 1.2 In response to this condition, large scale drawing number 900-25-5008.1, 5008.2 and 5008.3 clearly illustrate the materials and finishes of the staircase and door to be reinstated.
- 1.3 The justification in the Design and Access Statement (DAS) confirming the design and method statement is available on pages 128, 129 and 130 confirming the reasoning behind the design and construction/specification details.
- 1.4 Photographs in the Heritage Statements created by HCUK Ltd clearly illustrate the historic staircase's condition that has been removed under points 3.27 and 3.28
- 1.5 Condition 2 (iii) – details are submitted. It reads as follows:
- 1.5.1 *iii) details of the partial reinstatement of floorboards to the attic of the building shall be submitted to and agreed in writing by the Council. These details shall include the nature and provenance of the materials involved, including photographs, and a plan to show their placement.*
- 1.6 Drawing 900-25 5029 clearly illustrates the area to be covered in the attic, it also confirms the specification. The heritage oak specialist will carry out these works using oddments remaining and matching aged reclaimed oak.
- 1.7 Further details of the justification and specification are on DAS page 167 and 170, with the bottom right picture illustrating the area being reinstated.
- 1.8 Condition iv – details are submitted. It reads as follows:
- 1.8.1 *iv) details of the works to the internalised gable wall at rear first floor level shall be submitted to and agreed in writing by the Council:*

- 1.8.2 *Details of the method of repointing of the exposed brickwork, to include any proposed removal of existing mortar, new mortar mix and method and style of repointing. Reference photographs of the existing work should be included in your submission.*
- 1.8.3 *Detailed drawings at an appropriate large scale of the replacement window to the gable, to include elevations and sections, including glazing bar detail. Your drawings should be annotated to show materials and finishes.*
- 1.9 Large drawing 900-25-5030 clearly confirms the specification and scope of works, together with details of the repointing works.
- 1.10 Photographs of the existing work are available within the DAS.
- 1.11 Pages 115-117 in the DAS provide further details/specification of the sash window/lime mortar.
- 1.12 Condition v – details are submitted – the condition reads as follows:
- 1.12.1 *v) details shall be submitted to and agreed in writing by the Council of the reinstated joists to the southeast bedroom at first floor. These should include detailed plans and sectional drawings to show the relationship of the new joists to the retained historic fabric, as well as of materials.*
- 1.13 Drawing number 900-25 5028B illustrates the vaulted ceiling with the joists incorporated at the southern end of the room. The oak specialist will carry out these works using aged reclaimed oak.
- 1.14 Further details are available on pages 163 and 164 of the DAS clarifying material specification of the joists.
- 1.15 Condition vi details are submitted, the condition reads as follows:
- 1.15.1 *vi) Details shall be submitted to and agreed in writing by the Council of the reinstated timber frame to the partition within the ground floor principal reception room including elevations and sections at an appropriate large scale, which should show the relationship of the new fabric with the retained historic timber frame and of materials to be used shall be provided.*
- 1.16 Lounge wall details are on pages 134 and 135 of the DAS. This also clarifies material specification. The oak specialist will carry out these works. Please see large scale drawing number 900-25-5026.1
- 1.17 Condition vii – details are submitted – the condition reads as follows:
- 1.17.1 *vii) details shall have been submitted to and agreed in writing by the Council of the new lath and plaster infill within the partition to the northeastern bedroom. These shall include a methodology which includes details of the relationship between the new and existing fabric and of materials.*
- 1.18 Drawing number 900-25-5018 B confirms the specification is in keeping with the rest of the property. Page 148 pf the DAS shows the location. Please also see large drawing number 900-25-5018.1, as requested.
- 1.19 Condition ix provides that:

- 1.19.1 *ix) a detailed programme of works and timescales for the implementation and completion of the works shall be submitted to and agreed in writing by the Council. The approved scheme shall have been carried out and completed in accordance with the approved timetable.*
- 1.20 The timescales for the vaulted ceiling, southeastern bedroom joists, first floor staircase, Lounge oak work and infill panel in northern bedroom by 31st January 2027.
- 1.21 The applicant requests an acceptance of a timescale for the balance of works to be completed by 31st January 2028.
- 1.22 These timescales are based on the applicants set plans to be away during the month of January, in both years enabling builders the freedom of completing the works uninterrupted.
- 1.23 Please note that the same contracting and managing director will be responsible for the works. Mr Quayle will be your point of contact.

