



Planning Statement

Grove Farm House – Discharge of Condition (No 2)

Replacement of circa 300 damaged and missing roof tiles. Replacement of cement sealing around chimney stack with lead flashing. (Discharge of Condition)

at

Grove Farm House, Cansiron Lane, Ashurst Wood, RH19 3SG

Planning Statement

on Behalf of

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1. Introduction

- 1.1 This is a Planning Statement prepared to accompany a Discharge of Condition application for the replacement of circa 300 damaged and missing roof tiles and replacement of cement sealing around chimney stack with lead flashing at Grove Farm House, Cansiron Lane, Ashurst Wood, RH19 3SG.
- 1.2 This statement accompanies a discharge of condition application to be submitted for the above proposed works.
- 1.3 This application demonstrates the following:
 - a) Evidence of material discharge of condition required by MSDC under Condition 2 of application DM/25/0726.
 - b) Schedule of Photographs included within Appendix 1

2. Use

- 2.1 The proposal will retain and enhance the existing C3 use of the property.

3. Amount

- 3.1 The proposed work will involve the upgrade to the lead flashing surrounding the perimeter of the chimney, replacing the current sand/cement sealing. The proposals also include the isolated replacement of circa 300 clay roof tiles to match existing.

4. Layout

- 4.1 The layout is largely dictated by the existing layout of the building and its surroundings. The chimney flashing will act as an upgrade, protecting the stack from possible water ingress. The isolated replacement of tiling will focus on the most damaged areas of the existing roof, also preventing water ingress.

5. Planning Statement

5.1 **Planning History and Principles**

DM/25/0726 - REPLACEMENT OF CIRCA 300 DAMAGED AND MISSING ROOF TILES. REPLACEMENT OF CEMENT SEALING AROUND CHIMNEY STACK WITH LEAD FLASHING.

5.2 **Scale**

There will be no increase to the footprint of Grove Farm House. The roof height will also remain unchanged.

5.3 **Neighbour Amenity**

With reference to planning policy DP26, the proposed installation will not have any detrimental impact upon the neighbouring properties, due to its rural nature and the proposal being shielded from view.

6. Landscaping

6.1 The landscape to the property will remain unchanged.

7. Appearance

7.1 In relation to Condition 2;

'Prior to the commencement of work details of the proposed replacement roof tiles including a photograph and details of manufacturer, range and colour, or for reclaimed tiles the source (e.g. reclamation yard) shall be submitted to and approved in writing by the District Council.'

The square pegged Kent clay tiles have been delicately selected from a reclamation yard to provide the most 'like for like' match to the existing tile.

Supplied via Brion Gow Roofing Supplies, the tiles are believed to originate from the Guildford Area.

The ridge/bonnet tiles have been reclaimed from a property in Spode Lane, Cowden.

Samples have been dropped off to MSDC offices. Please see Appendix A of this statement, which includes a photographic schedule of the chosen tiles.

8. Access

8.1 The proposed site will retain its main access, located off Cansiron Lane,

9. Sustainability

9.1 The sustainability impacts of this proposal are 'de minimis'

10. Conclusion

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- 10.1 These tiles have been sensitively selected to provide a 'like for like' replacement for the existing, and to be subordinate to the roof appearance at Grove Farm House.

Appendix 1 – Schedule of Photographs



Figure 1 – Bonnet Tile



Figure 2 – Tile with square peg holes



Figure 3 – Tile overlaid



Figure 4 – Tile side by side



Figure 5 – Ridge Tile



Figure 6 – Ridge Tile upright