

23/03149/COND - Land And Buildings At 34 And 36 Rock Lane, Bramley, Leeds, LS13 1DX - Consent, agreement or approval required by Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Planning Application 23/00157/FU

Position: Generally insufficient information has been provided to discharge the conditions. Proposed render detail is supported. Some proposals where information has been provided are not currently supported and advice on what would be supported is provided – see full details below. NB Conditions on the accompanying listed building consent (22/06402/LI) also need to be discharged – no application visible on the system.

Cond 3: samples of external walling, roofing and hard-surfacing materials – insufficient information provided - see Cond 6 for full advice

See below. The stone recovered from the site will be crushed and used as the hard surfacing.

Cond 4: position, design, materials and type of all walls and/or fences or permanent boundary/screening treatment – insufficient information provided. I can only see page one of the samples document showing stone recovered from site is proposed to be used for a boundary. Recommend confirming proposals as set out in the condition.

There is only one new boundary wall around the bin store. This will be built in the same walling stone as the house and have a coping detail to match the existing boundary wall following the advice in condition 1c.

Cond 5: full details of doors and windows, materials and sections showing recessed location within reveals – proposals not currently supported - see Cond 6 for full advice.

Section drawing included with 75mm window / door frame set back into reveal highlighted.

Cond 6: prior to commencement agree the following details:

1. Walling materials:

a. A sample panel of the stone, mortar and construction for each walling type. Lime mortar will be required. Information requested has not been provided - insufficient information to discharge condition. Recommend info requested is provided – sample panels are needed to see stone and mortar together and assess construction details. I'll give interim advice on the info provided but sample panels needed to allow full assessment and confirmation of advice:

Photos of sample panel included.

Stone selection: New Yorkshire walling stone – three blocks of masonry in the picture all of different dimensions and surface finish. If proposal is front right block, there is an issue with the proposed tooling which is visually dominant and does not match the character, appearance or quality of the masonry in the existing building. Existing building masonry has a pitched faced finish – recommend matching to this. Need to be able to compare proposed stone next to existing building to assess colour and geology – please allow this in additional photos. Recommend confirming geology and source/quarry.

The stone shown in the original photos has been disregarded.

The stone in the sample has been sourced from Calder Masonry, Woodkirk Yorkstone Quarry and is the best match I have found.

Proposed reuse of stone recovered from site for boundary supported in principle, but sample panel including coping (see 'C' below) and details of proposed boundary as set out in Cond 4 are required to make full assessment.

We no longer propose to use the recovered stone.

Lime mortar: sample panel required to see mortar with proposed stone to be able to assess suitability. Mortar is often best when colour matched to proposed stone, so what worked well with the stone of the cottages may not be a good match to the new build stone – sample panel needed to make that assessment.

Photos of sample panel included.

b. Samples of architectural details to include the lintels, sills, and gutter brackets: Stone of architectural details needs to work with the agreed walling stone – sample panel for walling stone needed to establish this – recommend taking photo of proposals next to sample panel to allow assessment.

All stone lintels, sills and gutter brackets and any other components will be cut from the same stone as the walling stone by Calder Masonry. These are made to order so I do not have samples but I can confirm the condition will be complied with.

Approved elevations show lintels with chamfer detail to match existing – recommend confirming intention and detailing.

Confirmed chamfer details will match existing.

Are the gutter brackets also to be cut from this stone? Recommend confirming materials and proposed detailing.

Confirmed, as above.

c. Coping detail for the proposed boundary wall to match character of existing boundary walls. No info provided – see ‘stone selection’ advice above.

See condition 4, The copings are made to order so I don't have a sample but I confirm the condition will be complied with and will match the existing boundary.

d. Re-instatement the existing dove window and ledge located within the east elevation at the gable apex shall take place. This should preferably be to the historic building on the western elevation, but if this is not possible it could be incorporated in the eastern elevation of the proposed two-storey extension. This would not need to be a working feature. No info provided – recommend confirming proposals as set out in condition and original advice provided at application stage.

Confirmed the condition will be complied with. The dove window and sill will be carefully relocated to the the western elevation of the existing building.

e. Samples of the render to west elevation: Details shall provide confirmation of its repair or replacement. If replacement then a lime render shall be used. Confirmation of replacement to match lime render as set out in product data sheet and as used on the cottages is acceptable.

Noted

2. Walling repairs, cleaning and repointing to existing building:

a. Repointing - The submission of a method statement and sample panel shall be submitted to agree raking out, mortar mix and application. Information required has not been provided - insufficient information to discharge condition. Recommend confirming proposals in line with cond wording.

Photos of sample panel included. Method statement submitted. Confirmed the condition will be complied with.

b. Lime mortar required at a 3:1 ratio, 1 part lime no stronger than NHL 3.5 to 3 parts mixed sands and aggregates colour matched to the stone colour. Flush or slightly recessed finish from masonry face with a brushed back finish to expose aggregates. Need info requested in 2a to assess proposals against this advice.

There has never been an intention to go against the advice. Confirmed the condition will be complied with.

c. Stone repairs: The submission of a method statement showing proposals with sample of lime mortar repair or replacement stone to match geology, colour and surface character of the existing. All stone replacement should be kept to a minimum while addressing any structural issues through existing erosion. Information required has not been provided - insufficient information to discharge condition. Recommend confirming proposals as set out in cond.

Womersley's stone repair method statement submitted. Material is made to order so no sample available but will be matched to the sample we send to them. The water worn stone will be replaced with the proposed new walling stone from Woodkirk Yorkstone quarry.

d. Method statement and samples of any proposed masonry cleaning. Recommend confirming proposals in line with cond – if no cleaning is proposed, please confirm this is the case. If cleaning is proposed, please provide the information requested in the cond to discharge.

No cleaning proposed.

3. Roof materials: a. Samples to agree roof covering and details including ridge and copings. The existing stone slate should be retained or replaced like-for-like. Information required has not been provided - insufficient information to discharge condition. Recommend confirming proposals as set out in cond.

On the existing building the existing stone slate will be turned and re used. Where required slate will be replaced with similar reclaimed stone slate. For the new roof the stone proposed is Greys artstone diminishing Natural stone slate.

4. Windows

a. The submission of cross-sections showing profile and glazing information (1:20). Confirming

opening pattern, materials, proposed finish and depth of set-back within reveals.

The approved drawings were captioned 'casement windows' and the condition was not caveated 'notwithstanding the info provided'. However, from a conservation point of view, simple sash fittings could be accepted subject to detail:

- Two-over-two pattern and vertical sash opening pattern is acceptable.
Now proposed Sash with 65mm frame
- Horn: Recommend omitting horn detail to retain ancillary stable/coach house character.
Horns not proposed. If any are shown on detail drawings it is only because the drawings are generic.
- Material: acceptable
- Proposed finish: a 'dark oak' finish is proposed to meranti timber fittings. Presume this is a 'fake' timber-effect finish. If so, recommend a painted finish instead. Non-white to retain ancillary character (see 4b).

Confirmed paint finish RAL 6003

- Cross-sections do not confirm the set-back location within reveals – confirmation required.

b. A non-white finish to the windows and doors shall be submitted to retain ancillary stable and coach house character. See 4a 'proposed finish' advice above

Section drawing included with set back within reveal highlighted.

5. Doors:

a. The existing historic door shall be retained, repaired and reused unless acceptable justification is provided for its loss. Proposed loss of the historic door has not been justified – insufficient information

provided to discharge the condition. Previous advice stands – retain and refurbish historic door or adequately justify its loss.

There is no proposal to replace the existing door. The existing door will be repaired and painted RAL 6003. The door shown on the window drawings is the new door that will be manufactured to match the existing and also be paint finished RAL 6003

b. Construction level detail shall be submitted for proposed new external doors including the door to yard along with details of materials and the proposed finish. Insufficient information provided for proposed new external doors – cross-sections required for each door type with profile and glazing details. Materials - acceptable. Proposed finish – as for windows – see above.

New door details submitted. To be paint finish RAL 6003

6. Rainwater goods and service/vent detail:

a. Details shall be submitted of the fittings, materials and proposed finish of the above details.

Rainwater goods brochure and parts list submitted. Proposed style: Victorian Ogee, cast aluminum. Finish: textured black

b. Details of the location and proposed fittings including material and finish and any additional external service or vents shall be submitted.

Information required to discharge this element of the condition has not been provided - insufficient information to discharge condition. Recommend confirming proposals as set out in the condition.

As above. Elevations drawing with proposed services vents and guttering runs submitted.

7. Hard landscaping: a. Details shall be submitted providing an assessment of the existing surviving historic surfaces and proposals for them. Full retention and re-use of the historic surface materials shall be achieved unless acceptable justification is demonstrated for their loss. Information required has not been provided - insufficient information to discharge condition. Recommend confirming proposals as set out in the condition.

Majority hard surface where existing surfaces are not present will be crushed stone to match the existing phase. It is proposed to crush the stone recovered from the site.

Existing cobbled surface in front of the barn to be retained. Photos submitted.

8. Garage:

a. Details shall be submitted of the facing material to the northern

Same walling stone to be used. Woodkirk Yorkstone Quarry

b. elevation of the garage and how the narrow strip of turf shown to be retained to the north of the garage is to be maintained.

Turf to be substituted with gravel same as the main surface.

c. Details of the garage door finish and lintel materials shall also be submitted.

Information required has not been provided - insufficient information to discharge condition. Recommend confirming proposals as set out in the condition.

Garage door finish to be paint RAL 6003

Lintels cut from stone as same as walling stone. Woodkirk Yorkstone Quarry

Cond 10: Electric vehicle charging points – Information required has not been provided - insufficient information to discharge condition. Recommend confirming proposals as set out in the condition.

Addressed separately. Details submitted.

Cond 12: Bin stores – siting, materials and means of enclosure etc – Information required has not been provided - insufficient information to discharge condition. Recommend confirming proposals as

set out in the condition.

Addressed separately, Details submitted

Cond 18: ground levels – Information required has not been provided - insufficient information to discharge condition. Recommend confirming proposals as set out in the condition.

Already discharged

Cond 7, 8, 9, 11, 13, 14, 15, 16, 17, 19, 20 – conservation advice N/A

Kate Newell

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