

**Discharge of Condition 4.
Details of materials to be used on all external elevations and the
roof of the development of the approved dwelling.**

Application Site: Tallents Research Farm, Kimpton Bottom, Kimpton, Hitchin, Herts, SG4 8EU

Introduction

This letter provides the required details to discharge condition 4 of planning permission; 23/01892/S73 - Variation of Condition 2 (Revised plans) of planning permission 23/00094/FP granted 06/04/2023 for Erection of one detached 3-bedroom dwelling for an agricultural worker with associated vehicular access, car parking, and private residential garden.

Condition 4 requires;

4. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

MATERIAL SCHEDULE

Tallents Research Farm, Kimpton Bottom, Kimpton, Hitchin, Herts, SG4 8EU
Planning Approval - 23/01892/S73 - Variation of Condition 2 (Revised plans) of planning permission 23/00094/FP granted 06/04/2023 for Erection of one detached 3-bedroom dwelling for an agricultural worker with associated vehicular access, car parking, and private residential garden.

CONDITION 4 – MATERIALS

MAIN HOUSE

FACING BRICKWORK	AUDLEY ANTIQUE Brick Colour: Red Multi Brick Type: Stock Brick Durability: F2 Salt Rating: S2 Brick Size: 65mm	
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ROOF COVERING	TERREAL EMINENCE PLAIN TILE Minimum roof pitch - 35° Size of Tile 170 x 270 x 12mm Covering capacity 59/62/65 tiles per m ² Gauge (mm) 100/95/90mm	
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WINDOWS	WHITE PAINTED TIMBER WINDOWS
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OUTBUILDINGS

BIN STORE	TIMBER CLADDING/ FELT ROOF
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CYCLE SHED	TIMBER CLADDING/FELT ROOF
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