

Claw, Katy

From: James Kenton <jameskenton@clague.co.uk>
Sent: 19 September 2018 10:33
To: Claw, Katy
Cc: hannahwoolley@clague.co.uk
Subject: Re: conditions at Ivy Cottage
Attachments: IMG_0462.JPG; IMG_20151209_124956.jpg

Dear Katy

Thank-you for your email. I attach photos of the complete granny annexe and garage at Ivy Cottage where we have used the same proposed bricks and tiles. The close up of the brickwork is that being installed to the annexe and shows no issues of efflorescence.

With regards to the tiles, the new extension will abut the Victorian kitchen, which has previously been re-roofed in the past using similar tiles proposed. The current extension to Ivy Cottage uses a machined tile, and therefore propose that the current tiles will not only tie in with the other building but will replace a much inferior tile, so I trust you will appreciate we are proposing a middle ground solution which will not look out of place.

Kind regards

James

On 21/08/2018 07:25, Katy.Claw@folkestone-hythe.gov.uk wrote:

Dear James / Hannah,

I've had a reply back from Clive re: the email below.

- Weatherboarding – White painted is fine – He just wanted a confirmation in the absence of any note.
- Bricks – Noted. The difference is that this extension is attached to the house and so the primary need is to respond to the character of the Listed house. This is rather more important than a desire to match other previous outbuildings. He could however be persuaded by the brick – some photographs of where it has been used elsewhere on site would be a great help, and perhaps illustrate that the mock-efflorescence is not such an issue?
- Tile - Clive remains concerned about the tiles. This is a big extension attached to the house and the roof will be prominent, therefore it is more important that the tiles have the authentic handmade Kent peg tile look. The sample does not look as if it will have the right appearance and texture and so unless the tiles have a far better appearance than was suggested by the samples, then he remains of the view that they are not acceptable. Again photos of the outbuildings would be useful but Clive's guess is that they will only show that the tiles are not right for the building.

Kind regards,

Katy Claw
Planning Officer

Please click [here](#) for information regarding the [pre-application planning advice service](#) we offer at Folkestone and Hythe District Council.

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Please note that emails ending @shepway.gov.uk will no longer reach us as of 1st October 2018

From: James Kenton [<mailto:jameskenton@clague.co.uk>]

Sent: 17 August 2018 17:14

To: Claw, Katy <Katy.Claw@folkestone-hythe.gov.uk>

Cc: Hannah Woolley <hannahwoolley@clague.co.uk>

Subject: Re: conditions at Ivy Cottage

Dear Katy

My colleague Hannah Woolley is currently assisting me with revising the details for conditions 5 and 6 following Clive's comments in your email below of 30th July. I would be grateful if you could please send through a copy to Hannah of the annotated drawing 21841E/129 that is referred to by Clive in your email below to show the requested alterations to the details?

In respects to condition 4, I confirm the weatherboarding will be painted white. In respects to the comments made about the submitted brick and tile samples these are exactly the same materials that were submitted and subsequently signed off under the previous discharge of condition applications relating to the garage and annexe at Ivy Cottage. I suggest that changing the materials samples now from those previously approved would make the extension look incongruous with the other buildings on site. The use of these materials on the annexe and garage appear to have weathered well in time and the mock efflorescence is not evident. This must be to do with the sample submitted. I therefore request that the materials submitted are approved to ensure the proposed extensions read clearly with the other additions on site.

Please note I am away on annual leave from Monday 20th August returning 3rd September 2018. However Hannah will be sending over details relating to condition 5 and 6 for signing off in the meantime.

Kind regards

James

On 30/07/2018 14:22, Katy.Claw@folkestone-hythe.gov.uk wrote:

Dear Mr Kenton,

I have received comments from Clive regarding the conditions applications (comments below). Based on his comments I will ask that you reconsider elements of conditions 4 and 5 but if you can just amend the wording on the 'Hard Paving Details' plan (21841E/130 Rev A) to show that the paving will be 'random coursed' as requested by Clive then will discharge condition 6 on the LBC file.

Condition 4

The weatherboarding profile looks ok. Could they please confirm that this is to be white painted (there is no mention of finish on the drawings or application form).

The tile is not acceptable. The sample photos show a hard, smooth finish, vitreous type second hand nib tile. This would produce a rather harsh mechanical appearance out of character with the listed cottage. The applicant needs to consider either the use of second hand peg or nib tiles or one of the samples of new handmade type clay tiles (Keymer or Babylon).

The brick samples show a rather hard multi-stock brick with artificial efflorescence colour. The colour of the brick is plummy red through to dark blue within each brick. Instead they need to consider a warmer soft orange/red stock with variation between bricks rather than within each brick. The mock efflorescence is best avoided.

Condition 5

Generally, the dormer/pent roof detailing is rather heavily detailed with too much overhang at eaves and verges. This all needs to be reduced to the minimum achievable. I enclose a copy of Clague's drawing 21841E/129 annotated to show how the details might be amended. The drawing also needs to show a plan and section of the dormer sides.

The main roof eaves and verges are the right scale. I recommend an eaves detail with the rafters cut at right angles and tapered from below to create an appearance more like a traditional sprocket. The verge overhang needs to be reduced.

The door design needs to be more like the approved scheme with four panes, not six.

Condition 6

The York stone slabs look fine – better than brick paving. Will these be laid "random coursed"? They need to specify how the slabs are to be laid.

Kind regards,

Katy Claw
Planning Officer

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