**Planning Statement for Discharge of Conditions**

This statement seeks to discharge the pre-commencement conditions set out in Conditions 3, 4, and 5 of the approved planning consent, as outlined below, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

**Condition 3: Pre-Commencement (Slab Level) Condition**

**Requirement**: Prior to any development above ground floor slab level, detailed drawings and material samples/specifications are to be submitted and approved by the Local Planning Authority (LPA). The works must follow the approved details.

**Details Provided**:

a) **Detailed Drawings**:

- **Windows & External Doors**: Enclosed are 1:5 scale drawings, which include:
    - **Materials**: All windows and doors within the barn will be constructed of timber with a protective finish. The New windows in the extension with be aluminium (colour to be confirmed).
    - **Protective Finish**: Timber will be painted, chosen to enhance the character of the building the Aluminium windows will powder coated.
    - **Cross Sections**: Drawings detail the frames etc.
    - **Openings Formation**: Drawings detail the reveals, heads, sills, and arches in accordance with traditional construction methods.
    - **Method of Opening**: Windows will be traditional casement style with side-hung openings. Doors will be Aluminium with an inward-opening mechanism.
    - **Glazing Method**: All glazing will be double-glazed to enhance the thermal performance of the building.
- **Roof Details**:
    - **Roof Ridge**: The roof ridge of the existing roof is a traditional clay tile ridge capping and will be repaired where needed
    - **Eaves**: Drawings show exposed timber eaves with traditional detailing.
    - **Verges**: Traditional tile-hung verges in keeping with the existing roof profile.

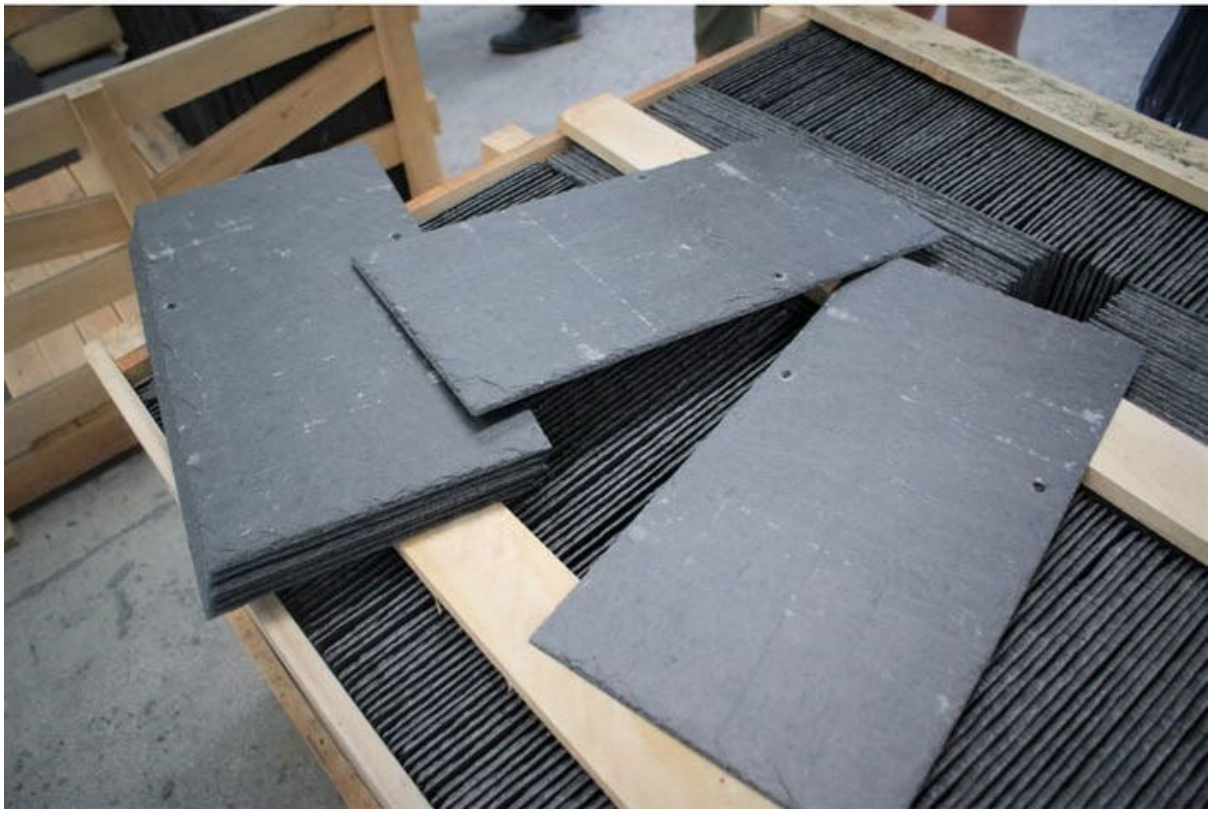
- **Junction Between link and Tiled Roof**: The junction will incorporate lead flashing to ensure a seamless transition between the link and the tiled roof.
- **Extension Gable**: The gable end of the extension will match the original building, with timber bargeboards and cast aluminium rainwater goods.

b) **Material Samples**:

- Pictures of the proposed external materials, including clay tiles for the roof, bricks for the external walls, and timber for windows/doors, are included below for approval.



Shadow Gap Timber cladding



Natural slate roof tiles

**Reason**: These details are provided to ensure the character and appearance of the building, as well as the significance of the designated heritage asset, are preserved.

---

**Condition 4: Regulatory Condition (Roof Lights)**

**Requirement**: Roof lights must be metal-framed and sit flush with the roof slope.

**Details Provided**:

- The roof lights will be flush-fitting metal-framed Velus conservation rooflights/

**Reason**: This specification ensures that the roof lights complement the historic and architectural integrity of the building.

---

**Condition 5: Regulatory Condition (Rainwater Goods)**

**Requirement**: All rainwater goods must be cast iron, cast aluminium, or cast-effect plastic.

**Details Provided**:

- All new rainwater goods will be cast aluminium, with a black powder-coated finish to mimic traditional cast iron. The guttering and downpipes will be round in profile to match the building's original style.

**Reason**: Cast aluminium rainwater goods will preserve the architectural interest and integrity of the heritage asset while offering durable, low-maintenance solutions.

---

This planning statement and accompanying documents address the requirements set out by Conditions 3, 4, and 5, ensuring compliance with the relevant planning policies and the conservation of the designated heritage asset. We kindly request that the Local Planning Authority approves these details to enable the commencement of the development.

---

Please let me know if you need any further information or clarification.