

**Revised Discharge of Condition Application for approval of
details to satisfy Condition 2 previously discharged
13th March 2019 – APP/17/00929
of
Listed Building Consent permitted under Appeal Decision
Appeal B: APP/X1735/Y/18/3196024
18th September 2018**

Original Application Ref: APP/17/00929 refused 13th Nov 2017

Site Address: 16 Langstone High Street, Langstone PO9 1RY

Proposal Description: Listed Building Consent for Proposed garden Room extension with roof terrace above (retaining previous proposals as approved)

This application is for a revision to the previously approved Discharge of Conditions application dated 13th March 2019. The revision is to the proposed balcony at the front and rear as well as the Juliet balcony to the front elevation, relating to Condition 2.

The proposal is to revise the glass balustrade and Juliet balcony with a metal balustrade. The design reverts back to an original request during the planning application process for a metal balustrade, believed to be more suitable to the requirements and character of the area, i.e. in preventing reflective glass over the harbourside location.

The rear parapet/screen is revised to include an equal balustrade to match the front balustrade to allow for coherence to the design. An additional reason for this is that when constructing the height of the proposed brickwork parapet it felt too bulky and heavy above the rear glazed opening and was overbearing to the small rear garden area. The revised design therefore reduces the rear brick parapet by approx. 300mm in height allowing for the lighter appearance of the balustrade above extending to 1100mm height above balcony floor level. The approved planter and screen are to remain, maintaining and restricting the concerns of overlooking as approved.

The design of the balustrade allows for horizontal top and bottom rails with lightweight vertical balusters providing an approved detailing to ensure suitable restraint to meet current Building Regulation requirements. In addition, the balustrade has been carefully designed to allow for minimal vertical restraints allowing for clean lines and to reduce any bulk or mass above the clear glass doors below. To allow for restricting vertical restraints the balustrade is integral linking back to front along the boundary wall above the decking with an equal design continued throughout. This also helps distinguish and maintain the boundary line at balcony level.

The Juliet balcony will have similar detailing to the front balustrade and be equal in appearance retaining coherence to the design and being restrained back to the wall with supports at each corner.

Details of the balustrade are included within drawing P_05B, with floor plans and elevations within drawing P_01Q and P_02M.