

**Approval of details to satisfy Condition 2 & 3
of
Listed Building Consent permitted under Appeal Decision
Appeal B: APP/X1735/Y/18/3196024**

Decision date 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)

The following information is provided in order to satisfy conditions 2 and 3 of the approved Appeal decision to be read in conjunction with drawings P_01O, which includes labelling of doors/windows for reference.

Proposed windows WG2, WF1, WF2, WF3 - equal to previous discharge of conditions APP/15/00854 as approved dated 1st Aug 2018, see drawing P_03.
Stays and fasteners to be heritage style – pewter/black antique style as images below



Proposed Door DF1 – equal to previous discharge of conditions APP/15/00854 as approved dated 1st Aug 2018, see drawing P_04.

Ironmongery to be stainless steel one and a half butt hinges per door.
No external handle. Internal handle as below to other external doors.

Proposed Door DG1, DG.2, DG.3, DG.4 and DG.5 – all as drawing P_05.
Ironmongery to have one pair of stainless steel butt hinges per door leaf.
Door handle and Bolts to be pewter/black antique style



Proposed Door DF2 – this is to be equal in style to DF1, with glazing bars and profiles to match but a single leaf and allowing for opening outwards as the other doors. NB: No drawing is provided. Ironmongery to be stainless steel one and a half butt hinges per door.
Handles as DG1 to 5 doors.

Balustrade – All as drawing T_22 & P_05.

Trellis - All as drawing T_24 & P_05.

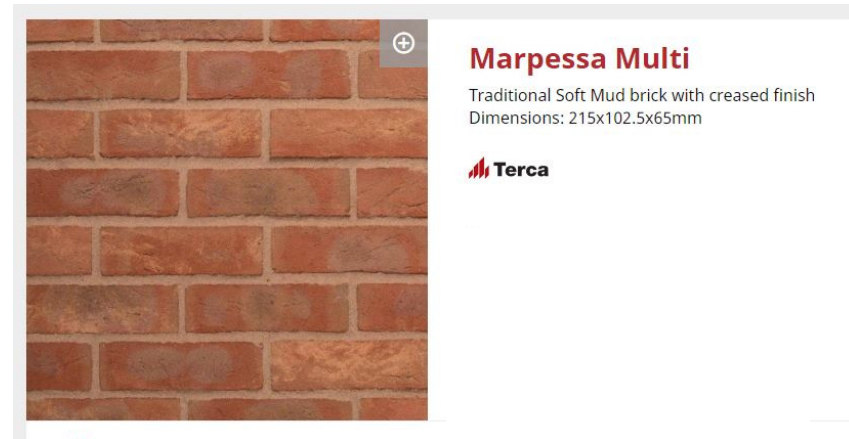
Roof Terrace decking – To be Yellow Balau Hardwood Decking – reeded profile approx. Size 145 x 21mm.



Roof Terrace Rooflights – To be walk-on style double glazed rooflights. To be set with top glass level with top of decking, see drg P_T_23 along with images below.



Facing Brickwork – To be a matching stock brick being equal to the sample approved under previous discharge of conditions APP/15/00854 dated 1st Aug 2018. This is a brick to match the rear extension (left hand side of photo) is Marpessa Multi by Wienerberger. This brick, as the image below has a similar multi-colour and creased face texture. The image below is set with a brown mortar which makes it appear more orange, but the mortar used would be equal colour to the existing. A sample can be provided to confirm, if required.



Tiles to Garden Room Floor – To be a natural stone tile. These have not been selected to date, but sample to be available for inspection on site, prior to installation.

Tiles/Slabs to Courtyard Terrace – To be a natural stone. These have not been selected to date, but sample to be available for inspection on site, prior to installation.