



Appeal Decisions

Hearing held on 24 June 2025

Site visit made on 24 June 2025

by G Bayliss BA (Hons) MA MA MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 07 July 2025

Appeal A Ref: APP/F1610/W/25/3359921

Box Bush, High Street, Bourton-on-the-Water, Gloucestershire GL54 2AN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Posy and Akela Ltd against the decision of Cotswold District Council.
 - The application Ref is 24/01666/FUL.
 - The development proposed is a cottage dwelling and associated landscaping works.
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Appeal B Ref: APP/F1610/W/25/3359922

Box Bush, High Street, Bourton-on-the-Water, Gloucestershire GL54 2AN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Posy and Akela Ltd against the decision of Cotswold District Council.
 - The application Ref is 24/01312/FUL.
 - The development proposed is demolition of modern lean-to extension and construction of two storey extension to provide plant room, bin storage, office and staff WC.
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Appeal C Ref: APP/F1610/Y/25/3359923

Box Bush, High Street, Bourton-on-the-Water, Gloucestershire GL54 2AN

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Posy and Akela Ltd against the decision of Cotswold District Council.
 - The application Ref is 24/01313/LBC.
 - The works proposed are demolition of modern lean-to extension and construction of two storey extension to provide plant room, bin storage, office and staff WC.
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Decision Appeal A

1. The appeal is allowed, and planning permission is granted for a cottage dwelling and associated landscaping works at Box Bush, High Street, Bourton-on-the-Water, Gloucestershire GL54 2AN in accordance with the terms of the application, Ref 24/01666/FUL, and the plans submitted with it, subject to the conditions set out in Annex 1.

Decision Appeal B

2. The appeal is allowed, and planning permission is granted for demolition of modern lean-to extension and construction of new two storey extension to provide plant room, bin storage, office and staff WC at Box Bush, High Street, Bourton-on-the-Water, Gloucestershire GL54 2AN in accordance with the terms of the application, Ref 24/01312/FUL, and the plans submitted with it, subject to the conditions set out in Annex 2.

Decision Appeal C

3. The appeal is allowed, and listed building consent is granted for demolition of modern lean-to extension and construction of new two storey extension to provide plant room, bin storage, office and staff WC. at Box Bush, High Street, Bourton-on-the-Water, Gloucestershire GL54 2AN in accordance with the terms of the application Ref 24/01313/LBC and the plans submitted with it subject to the conditions set out in Annex 3.

Preliminary Matters

4. There are three appeals on this site. They relate to a planning application for a proposed dwelling at the rear of the site and a planning application and listed building consent application for development and works to Box Bush. To avoid duplication, I have dealt with them together, except where otherwise indicated. At the hearing, it was clarified that the name of the appellant for each appeal was Posy and Akela Ltd as there was some variation on the application forms.
5. As a decision-maker, I must consider these appeals in light of the statutory duties placed upon me under sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which require that special regard shall be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Paragraph 202 of the National Planning Policy Framework (the Framework) advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. With regard to Appeals B and C, the Council has not raised concerns with the effect of the proposal on the significance of the Conservation Area, I am required to consider this matter to comply with my statutory duty under the Act.
6. The site lies within the Cotswolds National Landscape. The statutory purpose of National Landscapes is to conserve and enhance the natural beauty of the area. Section 85 of the Countryside and Rights of Way Act 2000 (as amended) now includes the duty on relevant authorities that they must seek to further this purpose when exercising or performing any functions in relation to, or so as to affect, land in an area of Outstanding Natural Beauty (National Landscape). The Framework requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes, which have the highest status of protection in relation to these issues. As the Council has not raised concerns in relation to the effect of the appeal proposals on the National Landscape, and there is little to suggest otherwise, I have considered this in Other Matters.
7. In relation to Appeals B and C, the 'proposed plans' identify a series of changes throughout the wider building complex which are different to the 'existing plans'. At the hearing, the Council provided copies of extant permissions¹ to demonstrate that the changes sought by way of these appeals related solely to extending the outbuilding to the north west of the site. The Council confirmed that all other

¹ Ref. 23/03613/FUL and Ref. 23/03614/LBC: Alterations and refurbishment works, including conversion into four flats, erection of extensions at Box Bush, High Street, Bourton-on-the-Water.

Ref. 24/01175/FUL: Variation of Condition 2 (plans) of planning permission 23/03613/FUL at Box Bush, High Street, Bourton-on-the-Water.

Ref. 24/01176/LBC: Replace roof-light with hipped roof lantern at Box Bush, High Street, Bourton-on-the-Water.

changes shown on the 'proposed plans' were already approved under the identified permissions. In relation to Appeals B and C, I have, therefore, limited my consideration to this part of the building only.

Main Issue

8. In relation to each Appeal the main issue is whether or not the proposal would preserve the Grade II listed building (listed as Boxbush House (Model Railway Exhibition), Ref.1305863) or any of the features of special architectural or historic interest that it possesses, and its effect on the Bourton-on-the-Water Conservation Area, and whether their significance as heritage assets would be preserved.

Reasons

Significance (all appeals)

9. The list description identifies Boxbush House (Box Bush) as a late 17th century building with later alterations, constructed in coursed rubble with a Cotswold stone roof. It mentions that it has an L-shaped plan and is of two storeys with attics. It describes its architectural detailing as well as later additions and alterations. The significance of this building, in so much as it relates to the appeals before me, is largely derived from its considerable age, historic fabric, plan form and its function. These attributes, along with its distinctive vernacular appearance, mark it as an important survival of an historic dwelling.
10. The rear of the building has been subject to numerous changes including extensions, replacement windows and doors and some infilling of the courtyard. These have, to some extent, diluted the historic significance of the building, including its legibility. Nevertheless, I saw on site that works are underway to implement a scheme of refurbishment, some of which will improve the contribution that the rear of the building makes to its overall architectural and historic interest.
11. The special interest and significance of the building is reinforced by its context. This context is a combination of the building's prominent location within High Street, where it has an eye-catching presence, and the relationship of the building to the pattern of development and spaces around it. To the rear of the building, the historic mapping and photographs in the Heritage Statement (Built Heritage Consultancy, 2025) illustrate that Box Bush previously had a range of buildings to its rear, arranged around two courtyards and further areas beyond enclosing a garden or paddock. Access was from High Street along the north western gable of the house and from the village green to the south. More recently, these access points have been infilled, and with the construction of Moore Road, vehicular access to the rear is now only possible from this road.
12. The historic information illustrates that the outbuildings to the rear have been subject to change including the truncation of the main barn (the subject of Appeals B and C) and its southern gable has been embedded into a later building. Despite these changes and the altered access, an open area at the rear has been retained. This provides a relatively open space by which to view the site and its wider context. However, this area, which now forms a yard, has largely become surrounded by later modern development, and it has lost its connection with the surrounding fields. The way the site is appreciated and experienced has evolved over time and it is now seen very differently. Nevertheless, the historic layout of the site can be clearly read, and associated historic buildings and structures

remain which collectively contribute to the overall significance and legibility of Box Bush.

13. The Bourton-on-the-Water Conservation Area focusses on the historic centre of the settlement with its broad village green flanked by many fine Cotswold stone buildings and its ornamental stone bridges spanning the river. The Conservation Area Statement (2002) mentions that the character of the area has become very complex, being full of contrasts and variety, and notes the tightly-packed groups of cottages together with more substantial houses in generous grounds (Page 6). Based on my observations, I consider that the character and appearance of the conservation area, and its significance, is mainly drawn from the range of built development within it, and the relationship of the buildings to each other and the spaces around them. A key element of the area is a coherence of building form, materials, and traditional architectural detailing.
14. Box Bush is located centrally within the conservation area and has a notable and attractive presence on High Street and contributes positively to the character of the area. From Moore Road, the upper elevations of Box Bush can be seen from the entrance to the rear yard. However, the main view from this point is the rather unsightly modern, single storey concrete garages and an expanse of hard surfacing. Nevertheless, the trees and vegetation in the adjoining gardens provide a pleasing wider vista. It is also notable that from this vantage point on Moore Road the quality of the historic streetscape has diminished significantly from that on High Street, reflecting the relatively recent construction of the road and associated later development. Consequently, many of the buildings surrounding the yard of the appeal site are largely modern and of mixed quality and appearance. Based on public views from Moore Road, I consider that the visible parts of the rear yard make a negative contribution to the character and appearance of the conservation area.

Appeal A: Proposed dwelling

15. The existing flat-roofed garages and car port are proposed to be demolished and replaced by a 1.5 storey dwelling with a T-shaped plan located just forward of the garages. The appellant explains that the proposal is inspired by 19th century Cotswold vernacular cottages and has been designed in accordance with the Cotswold Design Code. The design is said to reflect Cotswold vernacular proportion and detailing including simple form and massing, steep roof pitches, wider ground floor windows than those on the upper floors, and locally inspired building details. It would be constructed in limestone rubble walling with timber joinery and would have a small front garden enclosed by a low dry stone wall with private garden and parking to the rear.
16. At the hearing the Council agreed that a dwelling could be accommodated in the approximate area of the appeal proposal, but the Council considers that the dwelling should be set further back towards the site of the garages, of lower scale and be of a more utilitarian design.
17. Whilst recognising that the rear yard is currently accommodating building materials and temporary catering facilities associated with business operations, the site of the proposed dwelling appeared to me as being visibly distinct from the immediate surroundings of Box Bush. This perhaps reflects the fact that historically this part of the site appears to have been outside the footprint of the outbuildings enclosing

the courtyards and within a garden or paddock connecting with the surrounding fields. Also, with the changes to the access and the surrounding modern development, the rear of the site is now viewed very differently. Whilst the appeal site can be viewed from the back of Box Bush, there is no compelling evidence to suggest that the site of the proposed dwelling has ever contributed significantly to its setting in any way other than being an open space by which to view it and a link with surrounding fields.

18. Instead, the appeal site now has a closer, visible affinity with the surrounding more recent development. This includes the large and imposing dwellings to the north and the low-lying, mainly commercial buildings fronting Moore Road. These, I have concluded, are of mixed quality and appearance and appear to have few defining features which contribute positively to the significance of the conservation area. I have also found that the appeal site in its present condition detracts from the character and appearance of the area, although I have recognised that it allows views across it towards the rear of properties on High Street and views over the gardens to the east.
19. Both the Cotswold Design Code and the design guidance in the conservation area statement reference the importance of context in the design and siting of new buildings. They highlight the importance of reflecting the layouts and patterns of streets and the sense of rhythm, harmony and balance in the street scene. The Council reference the importance of the open yard and the utilitarian character of the plot. However, given my assessment of the site and the changes to its surroundings, it is not clear to me why this part of the site should remain so open, or why development on it should have a utilitarian character. The site does not appear to have had historic outbuildings on it, it no longer has a connection with surrounding fields and a utilitarian structure in this location would not relate to its immediately surrounding context.
20. The Cotswold Design Guidance is generally supportive of the Cotswold vernacular style provided it is done well (D.22). The appellant has demonstrated how the proposal respects the local vernacular, and this would appear to be the correct response given its location, enabling it to assimilate with surrounding properties so as not to appear out of place.
21. The siting of the proposed building, forward of the garages may be more central within the plot but it would roughly align with the dwellings to the north. Furthermore, its modest form and scale would help visually relieve the presence of the large dwelling alongside, stepping down the height and massing towards the single storey commercial buildings fronting Moore Road. This forward location would also enable a proposed rear garden to discretely screen the trappings of domestic life and the access along the site for parking would ensure that views across the gardens to the rear are maintained. With the retained space around the dwelling, the feeling of openness within the yard area will not be diminished to any great extent. A small front garden bounded by a dry stone wall will soften the frontage of the dwelling, anchor it to its site and give it an appropriate sense of place. The proposed dwelling would add to the organic, cluster of buildings in the area and it would enhance the contribution that this site makes to the conservation area, providing an attractive and contextually appropriate dwelling on the site. It would also improve the outlook from Box Bush. The development would therefore meet both the requirements of the Design Code and the conservation area statement design guidance.

22. I therefore consider that in relation to Appeal A, the proposal would preserve the Grade II listed building or any of the features of special architectural or historic interest that it possesses, and it would have no harmful effect on the Bourton-on-the-Water Conservation Area. Their significance as heritage assets would therefore be preserved. It would comply with the requirements of the Act and Framework as well as Policies EN1, EN2, EN10 and EN11 of the Cotswold District Local Plan 2018, as well as the Cotswold Design Code and The Conservation Area Statement. These seek to ensure that development protects, conserves and enhances the historic environment.

Appeal B and C: Proposed extension

23. The proposed development/works relate to an outbuilding associated with Box Bush which is described by the appellant as the 'North Store Barn'. During the hearing, the Council's Planning Officer explained that the extant permissions² include works to remove some unsympathetic alterations to this building and other alterations to improve the buildings legibility. The approved scheme includes the installation of a commercial kitchen and associated facilities, together with the creation of staff accommodation on the first floor. It would also provide a replacement lean-to extension with an adjoining service yard, both constructed in stone walling. I saw that many of these works were underway.
24. The proposal seeks to extend the length of the existing two storey building which, the appellant suggests, would reinstate the building to its former length and form. This would provide more room and facilities to support the commercial kitchen and provide an office on the first floor. The extension would be built in matching stone with four rooflights, timber barn doors to one side and a high-level agricultural style opening in the gable end.
25. I recognise the visual benefits of the approved scheme and the Council's endeavours to limit further spread of development and other alterations which have been consuming and largely eroding the significance of the rear of Box Bush. However, having viewed the site and considered the evidence presented showing the full extent of the barn, the reinstatement of its length and form has the potential to improve how the site is experienced and understood. From the evidence, it appears to me that this building was the principal barn associated with Box Bush. Despite some domesticating features, I saw that the building was still recognisable as an historic barn with some historic openings, significant timbers internally, stone roofing slates to one side and historic walling. However, the building clearly looked truncated and awkwardly proportioned, and despite the approved scheme it would still appear as having lost much of its agricultural character.
26. The proposed extension would not be a faithful reconstruction, although the photographic evidence suggests that in many respects it would not be significantly different. However, restoring its length and form and a design with a strong agricultural character would improve the legibility of the building and its functional connection with Box Bush. Rather than being an obtrusive and uncharacteristic addition, the proposal would replace what has been lost as well as help visibly

² Ref. 23/03613/FUL and Ref. 23/03614/LBC: Alterations and refurbishment works, including conversion into four flats, erection of extensions at Box Bush, High Street, Bourton-on-the-Water.

Ref. 24/01175/FUL: Variation of Condition 2 (plans) of planning permission 23/03613/FUL at Box Bush, High Street, Bourton-on-the-Water.

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diminish the effect of the recent infilling which has rounded off the footprint at the rear of Box Bush.

27. Subject to appropriate conditions to secure materials and detailing, informed by the historic evidence, I consider that the extension would help better reveal the building's special interest and significance in its wider sense, and improve how the site is experienced and understood. This is perhaps now more important given the extent to which the surrounding context has changed. The upper parts of the proposed extension would also be visible in public views from Moore Road and the building's improved legibility, would be of benefit to the character and appearance of the conservation area.
28. It is not clear to me whether the additional space sought is essential to the future operation of the business. Although I saw the works underway to the buildings and the functions of the various areas were explained, in the absence of a business plan and clear functional rationale, I cannot be certain that the additional space sought is essential. Nevertheless, it is sensible for the functions associated with a commercial kitchen and staff facilities to be concentrated in one area, and the proposed plans appear to provide this. Given that I have found that the proposed extension would cause no harm to the heritage assets, it is not necessary to consider whether these facilities are essential or could be sited elsewhere.
29. I therefore consider that, in relation to Appeals B and C, the proposal would preserve the Grade II listed building or any of the features of special architectural or historic interest that it possesses, and it would have no harmful effect on the Bourton-on-the-Water Conservation Area. Their significance as heritage assets would therefore be preserved. It would comply with the requirements of the Act and Framework as well as Policies EN1, EN2, EN10 and EN11 of the Cotswold District Local Plan 2018, as well as the Cotswold Design Code and The Conservation Area Statement.

Other Matters

30. In the context of the Cotswold National Landscape, the appeal proposals would have a highly localised effect and would be perceived in connection with the surrounding settlement. The Council considers that both appeal proposals are in an urban environment and there would be no encroachment of built form into the countryside or unreasonable light spill. Therefore, the Council considers that the development would conserve the qualities of the National Landscape.
31. The Framework explains that, in relation to National Landscapes, the conservation and enhancement of cultural heritage is an important consideration in seeking to conserve and enhance the natural beauty of the area. As I have found no harm in relation to designated heritage assets, the cultural heritage of the area would be preserved and therefore I am satisfied that the appeal proposals meet the statutory purpose of this nationally designated area.

Conditions (all decisions)

32. I have considered the conditions put forward in the Statement of Common Ground and have amended the wording where necessary in the interests of clarity and to accord with the advice in the Framework and Planning Practice Guidance. In relation to all decisions, I have attached the standard time limit condition, and a

condition requiring the development/works to be carried out in accordance with the approved plans is necessary in the interests of certainty.

Conditions for Appeal A

33. The drainage condition is a pre-commencement condition as this relates to matters that should be addressed before works begin on site. Conditions are necessary to secure details of the facing materials and the detailing of the building to secure good design and local distinctiveness. Similarly, landscaping conditions will ensure that the development integrates with its surroundings. Conditions are necessary to ensure that biodiversity is preserved and enhanced.

Conditions for Appeals B and C

34. Similar conditions are imposed for both appeals. Conditions are necessary to secure details of the facing materials and the detailing of the extension to ensure that it reflects the special interest and significance of the building to which it will attach. A condition is necessary to secure the details of the ventilation duct and other vents and ducts to ensure that their appearance integrates with the surroundings and protects the living conditions of nearby occupants.

Conclusions

35. **Appeal A:** For the reasons given, and having regard to all other matters raised, I conclude that Appeal A should be allowed.
36. **Appeal B and C:** For the reasons given, and having regard to all other matters raised, I conclude that Appeals B and C should be allowed.

G Bayliss

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Kirsten Ng	Posy and Akela Ltd (Appellant)
Killian Garvey	Kings Chambers
Andrew Miles	Planning Consultant, LPC (Trull) Ltd
Wendy Tomlinson	Heritage Consultant
Neil Quinn	Director, Yiangou Architects

FOR THE LOCAL PLANNING AUTHORITY:

Helen Cooper	Senior Planning Case Officer
Charlotte Bowles-Lewis	Conservation and Design Consultant

INTERESTED PARTIES

Cllr Andy Roberts	Vice Chair, Bourton-on-the-Water Parish Council and Chair of Planning Committee
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Documents handed in at the Hearing

Decision Notice and Plans for:

Ref. 23/03613/FUL and Ref. 23/03614/LBC: Alterations and refurbishment works, including conversion into four flats, erection of extensions at Box Bush, High Street, Bourton-on-the-Water.

Ref. 24/01175/FUL: Variation of Condition 2 (plans) of planning permission 23/03613/FUL at Box Bush, High Street, Bourton-on-the-Water.

Ref. 24/01176/LBC: Replace roof-light with hipped roof lantern at Box Bush, High Street, Bourton-on-the-Water.

Annex 1: Conditions for Appeal A (APP/F1610/W/25/3359921)

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with drawing nos: 2835-3120 Rev A, 2835-3121 Rev C and 2835-3122 Rev B.
3. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority.

The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and,
- iii. provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

4. No development above ground level shall take place until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed natural stone, bond, mortar mix, pointing technique and a palette of other materials (including Cotswold stone slate roofing) to be used in the development. The development shall be carried out in accordance with the approved sample panel and other materials, and permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.
5. No development above ground level shall take place until details of the design and construction of windows, doors, porch, chimney, eaves, verges, rooflights, and rainwater goods (including scale drawings) have been submitted to and approved in writing by the local planning authority. Window and door details shall include timber sections, opening mechanism, sills and surrounds, and the position within the opening. Rooflights shall not project forward of the roof slope. The development shall be carried out in accordance with the approved details and retained as such thereafter.
6. No development above ground level shall take place until details of the external vents and ducts, have been submitted to and approved in writing by the local planning authority. They shall be installed in accordance with the approved details and retained thereafter.

7. Prior to the occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any walls, gates and fences and hard surface materials to be used throughout the proposed development. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
8. The entire landscaping scheme shall be completed by the end of the first planting season following the completion of the development. Should any tree or plant species be removed, die or become severely damaged or seriously diseased, within 5 years of planting, they must be replaced by a tree of a similar size and species to that originally planted.
9. The development shall be undertaken in accordance with the recommendations contained in Table 7 of the consultancy report (Preliminary Ecological Appraisal and Preliminary Roost Assessment, prepared by Arbtech, 20th May 2024). All of the recommendations shall be implemented in full according to the specified timescales, and thereafter permanently retained.
10. The dwelling hereby permitted shall not be occupied until details of the provision of 2no. bat roosting features (e.g. bat boxes/tubes/bricks on south or south-east facing elevations) and 2no. nesting opportunities for birds (e.g. house sparrow terrace, starling boxes, swift brick or house martin nest cup on the north or east-facing elevations) integrated or externally mounted on the walls of the new dwelling or within a suitable tree have been submitted to and approved in writing by the local planning authority. The details shall include a drawing showing the types of features, their locations and positions within the site, and a timetable for their provision. The approved details shall be implemented before the dwelling hereby permitted is first occupied and shall be permanently retained and maintained for the lifetime of the development.
11. Prior to the installation of any external lighting for the development hereby approved, a lighting design strategy shall be submitted to and approved in writing by the local planning authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal species using their territory. All external lighting shall be installed only in accordance with the specifications and locations set out in these details.
12. The development shall be undertaken in accordance with the recommendations in Cotswold District Council's Precautionary Method of Working document. All the recommendations shall be implemented in full, and thereafter permanently retained.
13. No barge boards or eaves fascias shall be used in the development hereby approved.

Annex 2: Conditions for Appeal B (APP/F1610/W/25/3359922)

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with drawing nos: 2835-2120 Rev B, 2835-2121 Rev B, 2835-2122 Rev B, 2835-2124 Rev B and 2835-2128 Rev B.
3. No development above ground level shall take place until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed natural stone, bond, mortar mix, pointing technique, the junction with the existing walling, and a palette of other materials (including roofing) to be used in the development. The development shall be carried out in accordance with the approved sample panel and other materials and permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.
4. No development above ground level shall take place until details of the design and construction of windows, doors, rooflights, eaves, verges, and rainwater goods (including scale drawings) have been submitted to and approved in writing by the local planning authority. Window and door details shall include timber sections, opening mechanism, sills and surrounds, and the position within the opening. Rooflights shall not project forward of the roof slope. The development shall be carried out in accordance with the approved details and retained as such thereafter.
5. Prior to the installation of the mechanical extraction and ventilation system, drawn and technical details of this system, together with all other vents and ducts, shall be submitted to and approved in writing by the local planning authority. They shall be installed in accordance with the approved details and retained thereafter.
6. No barge boards or eaves fascias shall be used in the development hereby approved.

Annex 3: Conditions for Appeal C (APP/F1610/W/25/3359923)

1. The works hereby permitted shall begin not later than three years from the date of this decision.
2. The works hereby permitted shall be carried out in accordance with drawing nos: 2835-2120 Rev B, 2835-2121 Rev B, 2835-2122 Rev B, 2835-2124 Rev B and 2835-2128 Rev B.
3. No works above ground level shall take place until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed natural stone, bond, mortar mix, pointing technique, the junction with the existing walling, and a palette of other materials (including roofing) to be used in the development. The works shall be carried out in accordance with the approved sample panel and other materials and permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.
4. No works above ground level shall take place until details of the design and construction of windows, doors, rooflights, eaves, verges, and rainwater goods (including scale drawings) have been submitted to and approved in writing by the local planning authority. Window and door details shall include timber sections, opening mechanism, sills and surrounds, and the position within the opening. Rooflights shall not project forward of the roof slope. The development shall be carried out in accordance with the approved details and retained as such thereafter.
5. Prior to the installation of the mechanical extraction and ventilation system drawn details of this system, together with all other vents and ducts, shall be submitted to and approved in writing by the local planning authority. They shall be installed in accordance with the approved details and retained thereafter.
6. No barge boards or eaves fascias shall be used in the works hereby approved.