

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	A	Surname:	Williams		
Company name:							
Street address:	Mynyddferdyn Farm,			Telephone number:	Country Code	National Number	Extension Number
	Wern Ddu Road From Golden Grove to						
				Mobile number:			
Town/City:	Rowlestone			Fax number:			
County:	Herefordshire			Email address:			
Country:	United Kingdom						
Postcode:	HR2 0ED						
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	TJ	Surname:	Ford		
Company name:	Axys Design						
Street address:	30 Grove Road			Telephone number:	Country Code	National Number	Extension Number
						01432340107	
				Mobile number:			
Town/City:	HEREFORD			Fax number:			
County:	Herefordshire, County of			Email address:			
Country:	United Kingdom						
Postcode:	HR1 2QP				tim@axysdesign.co.uk		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Stone Barn"/>		
Street address:	<input type="text" value="Mynydd-Ferddin Farm"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="Rowlestone"/>		
County:	<input type="text" value="Herefordshire"/>		
Post code:	<input type="text" value="HR2 0ED"/>		

Description of location or a grid reference
(must be completed if post code is not known):

Easting:	<input type="text" value="335134"/>
Northing:	<input type="text" value="228473"/>

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Application reference number: Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

Has the development already started? ☐ Yes ☒ No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

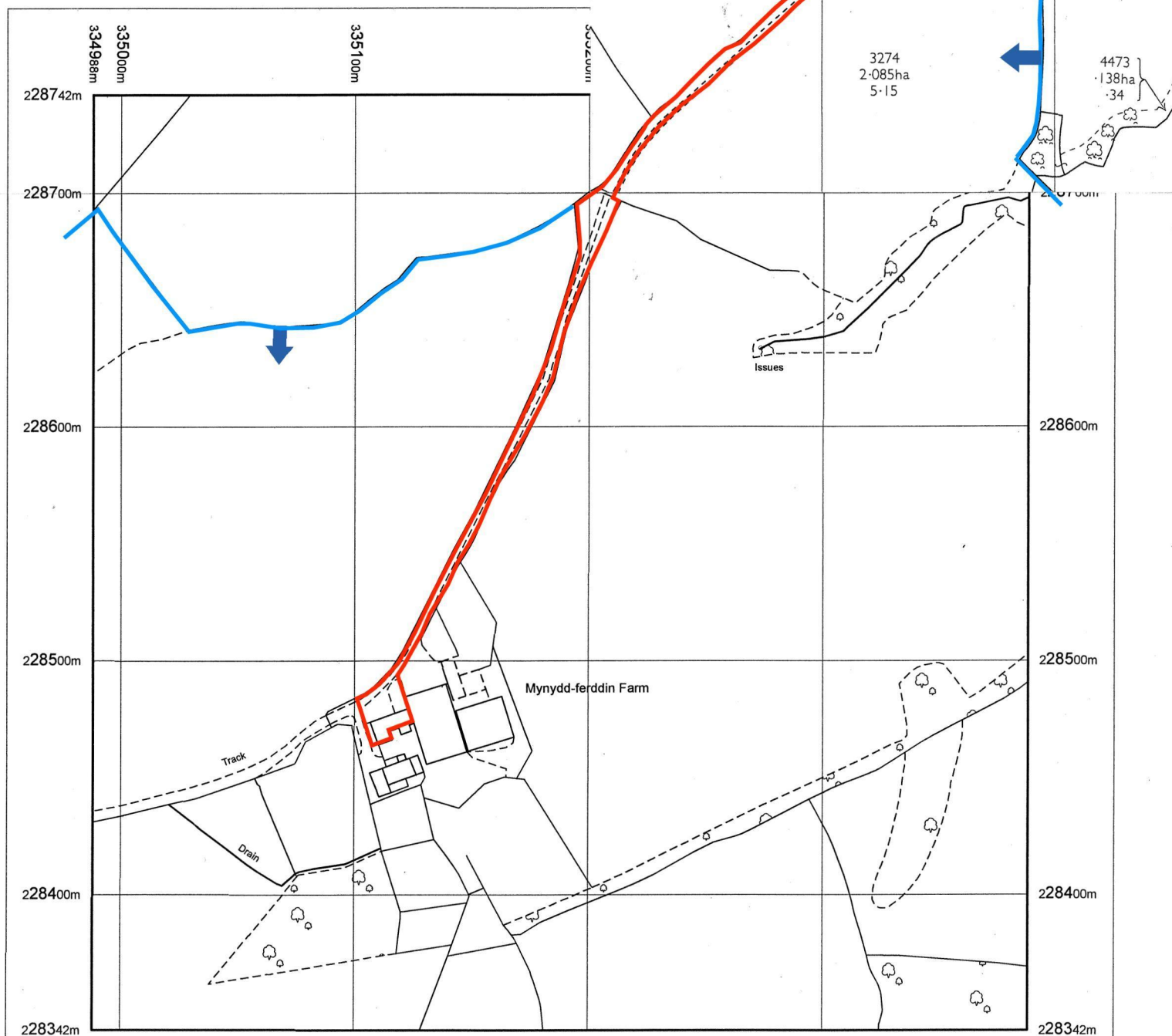
☐ The agent ☒ The applicant ☐ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

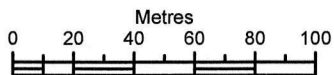


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The representation of a road, track or path is no evidence of a right of way.

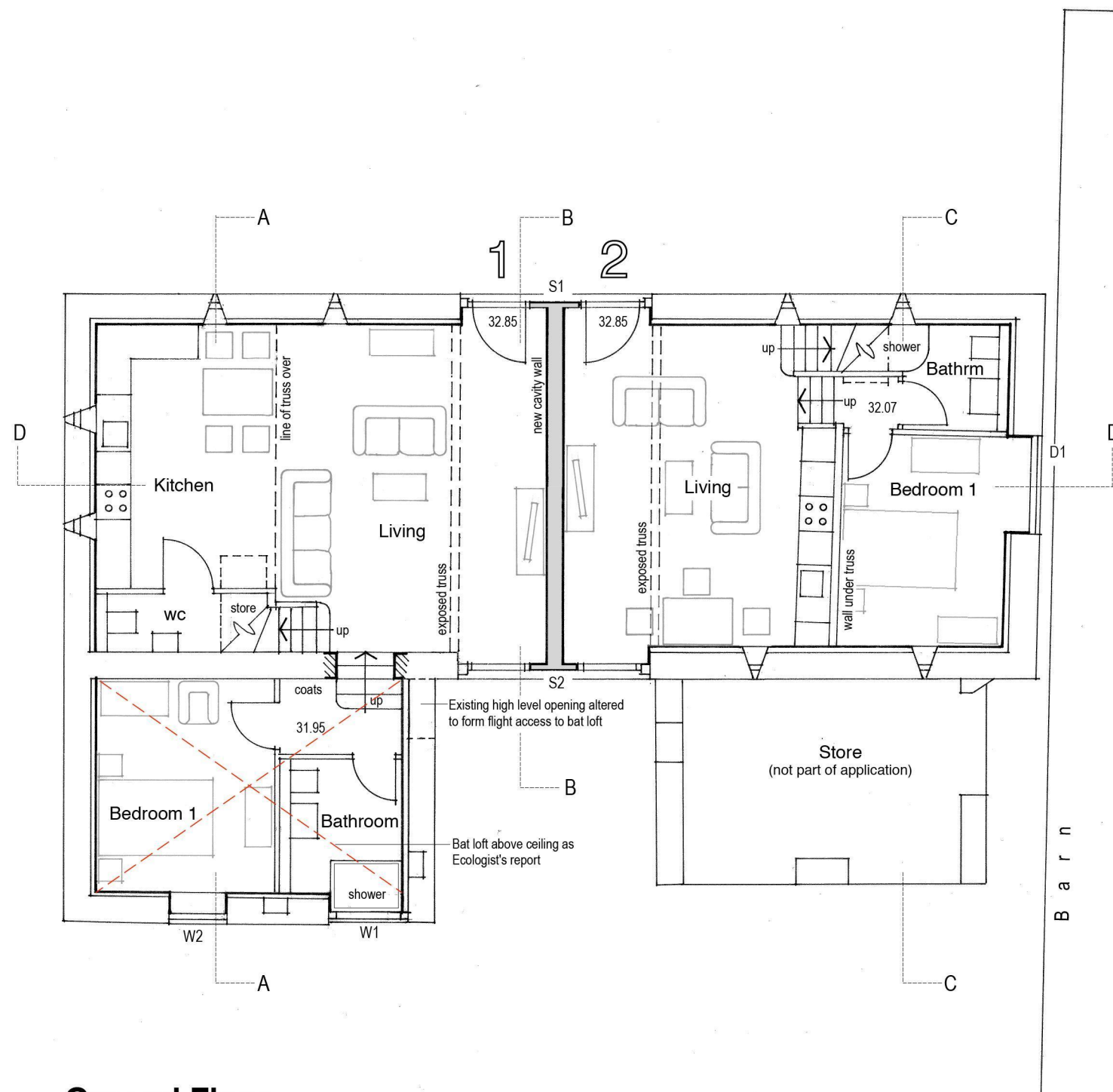


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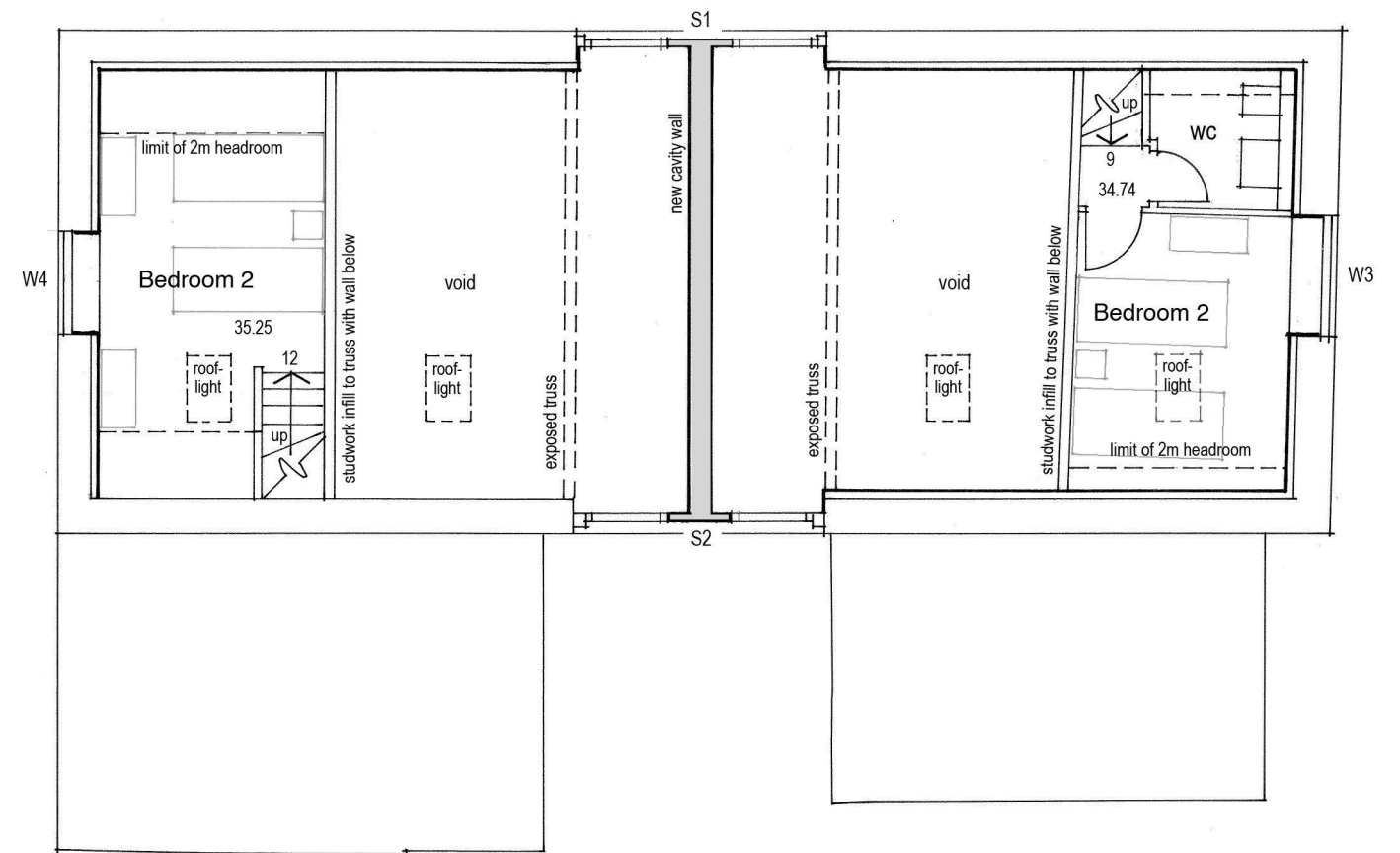
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Serial number: 00328800

Centre coordinates: 335188 228542



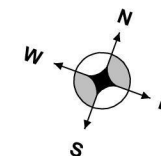
Ground Floor



First Floor

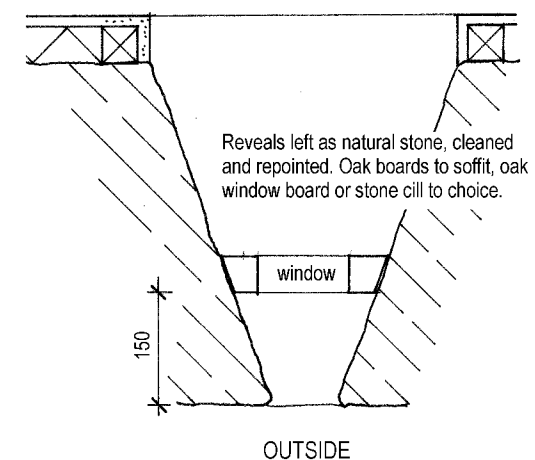
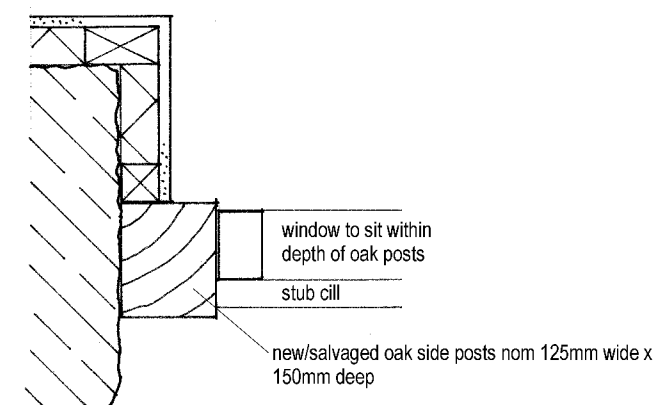
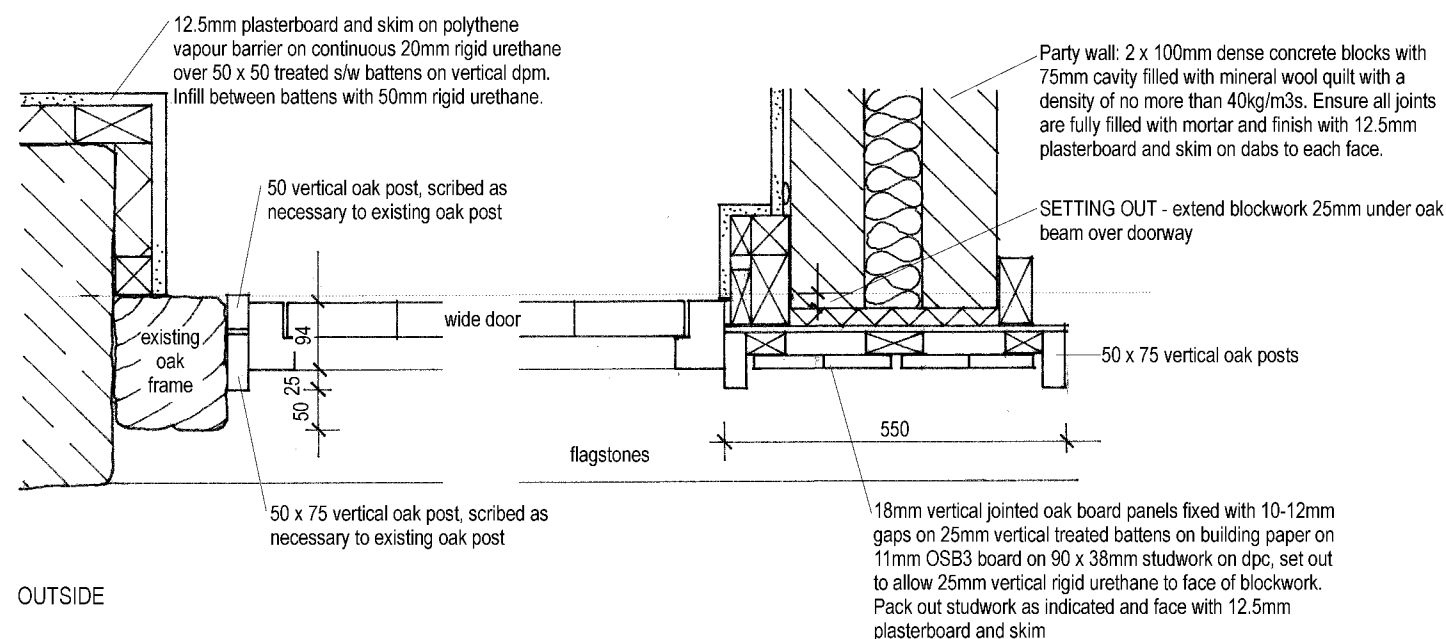
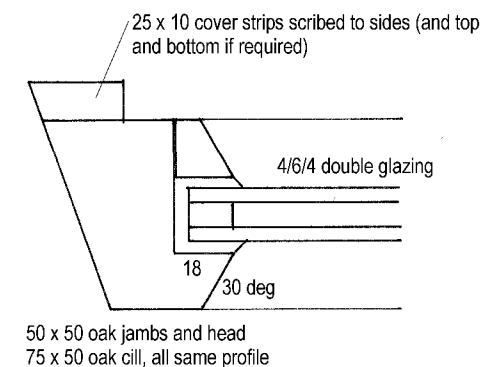
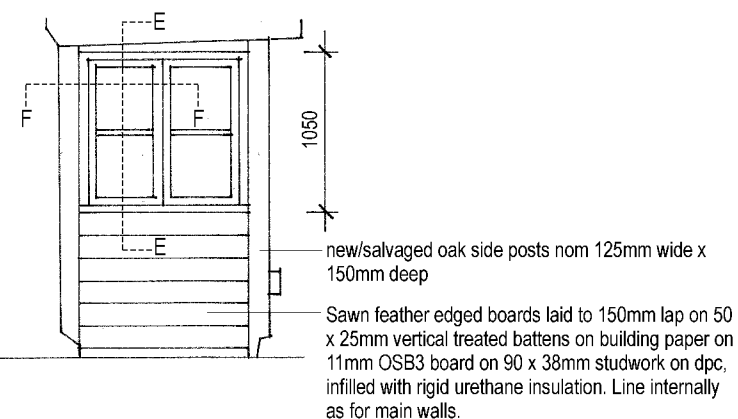
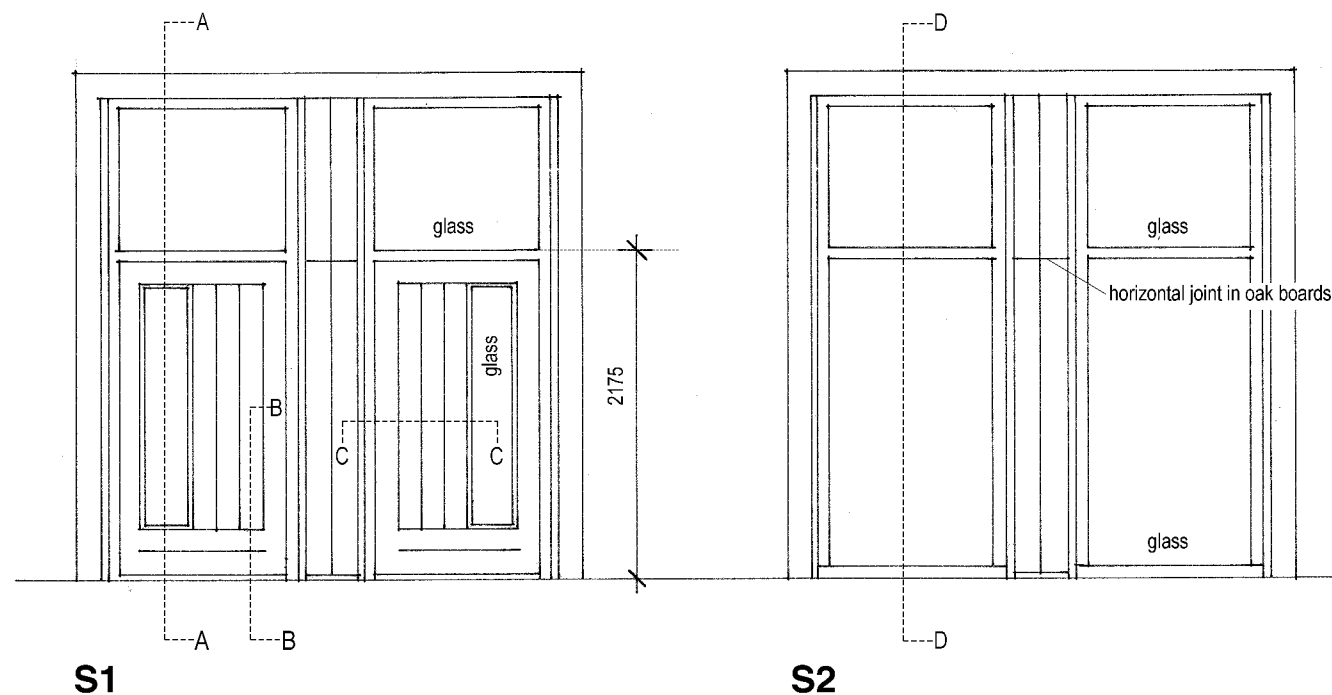
Floor Area - Unit 1		Floor Area - Unit 2	
Ground floor	69m ²	Ground floor	45m ²
First floor	12m ²	First floor	15m ²
Total - 81m² (872 sq ft)		Total - 60m² (646 sq ft)	

First floor areas exclude headroom less than 2m.
Imperial areas are an approximate conversion.



- Notes**
- Levels reduced by 200m from measured survey.
 - First floor levels are indicative - set out to existing openings.
- Revisions**
- A. July 2014.** Stoves and flues deleted.
- B. January 2015.** Door and window refs added.

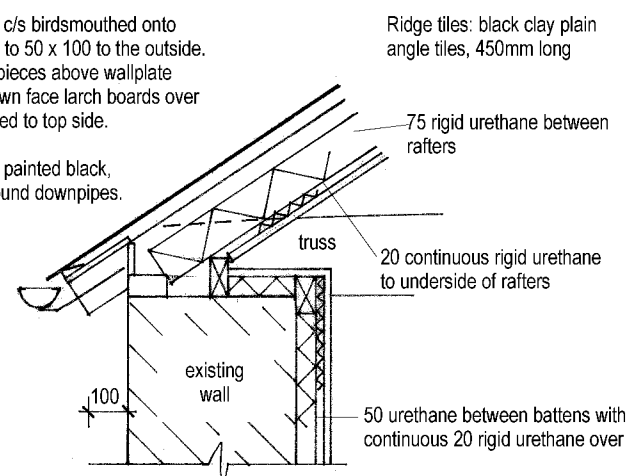
	Proposed barn conversion to holiday accommodation at Mynydd-Ferddin Rowlestone, Hereford, HR2 0ED	<p>This is not a complete working drawing; for Planning and Building Regulations use only. Additional information may be required as work proceeds. Do not scale.</p> <p>This is a drawing based on third party data and as such is subject to site survey.</p> <p>Services and ground investigation reports were not available at the date of issue.</p> <p>This drawing is for use only with the named site. Copyright © 2013. Original sheet size A3.</p>	<p>November 2013 Scale 1:100@A3</p>
	Proposed Floor Plans Read with joinery building-in drawings 767-10		<p><input type="checkbox"/> Preliminary <input type="checkbox"/> First Issue <input checked="" type="checkbox"/> Revision</p>
<p>30 Grove Road, Hereford, HR1 2QP • Tel/fax 01432 340107 • mail@axysdesign.co.uk T J Ford, MCIAT, ACIOB • Chartered Architectural Technologist • Building Design Consultant</p>		<p>0 2m</p>	<p>Drawing No 767-02B</p>



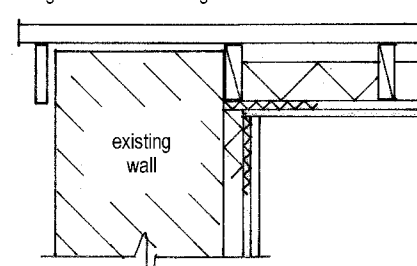
50 x 150 treated rafters @ 400mm c/s birdsmouthed onto existing oak wallplate and reduced to 50 x 100 to the outside. Fix sawn face larch board closing pieces above wallplate between rafters. Fix continuous sawn face larch boards over exposed rafter feet with battens fixed to top side.

Cast aluminium half round gutters, painted black, on matching rafter brackets with round downpipes.

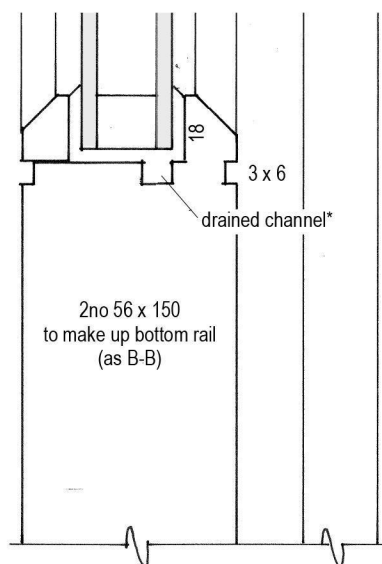
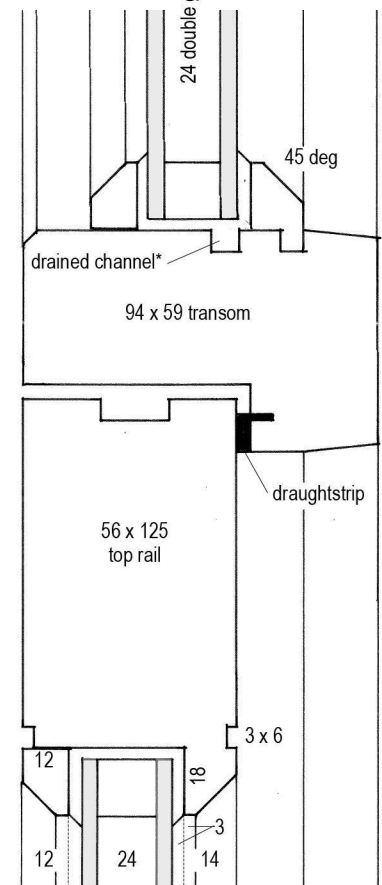
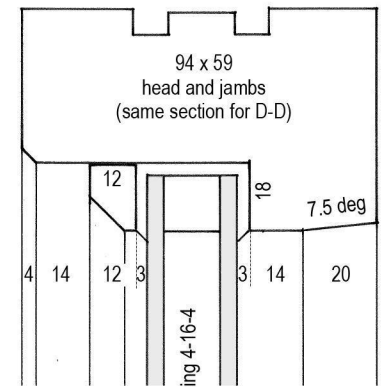
For insulation, see Construction Summary by accredited thermal assessor for full details



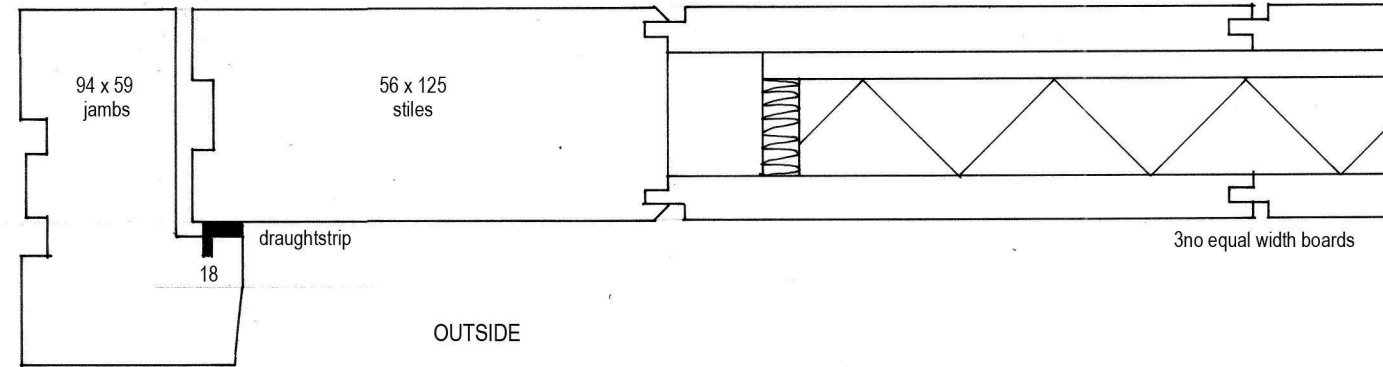
32 x 150 natural finish oak gable rafter set off wall 20mm to allow for bats as Ecologist's report. Slates fixed to give 38mm overhang - use slate and a half.



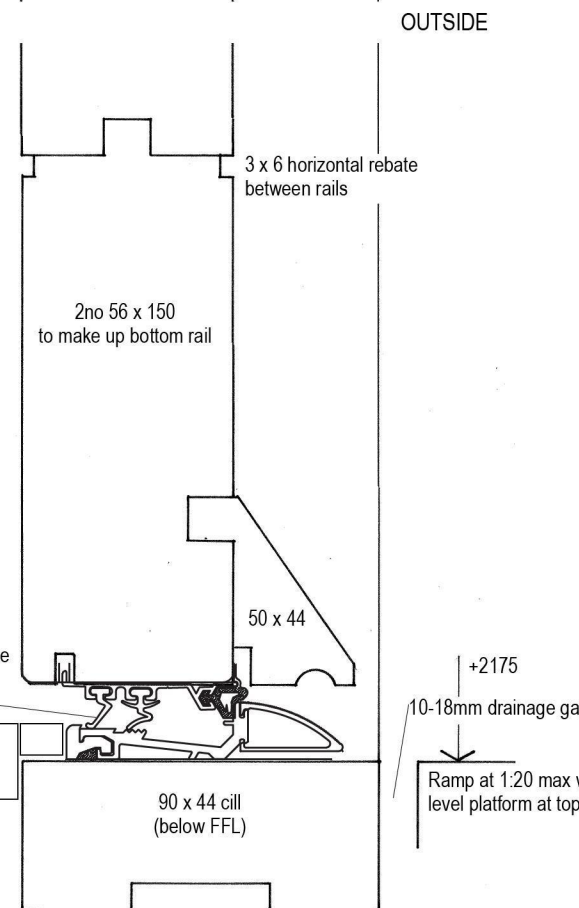
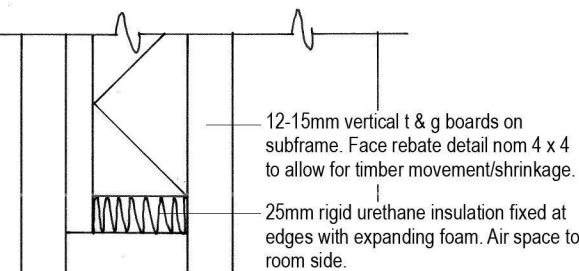
	<p>Proposed barn conversion to holiday accommodation at Mynydd-Ferddin Rowlestone, Hereford, HR2 0ED</p> <p>Joinery details (1 of 3) 1:2</p> <p>Building in details 1:10</p> <p>30 Grove Road, Hereford, HR1 2QP • Tel/fax 01432 340107 • mail@axysdesign.co.uk T J Ford, MCIAT • Chartered Architectural Technologist • Building Design Consultant</p>	<p>Revisions</p> <p>■ This is not a complete working drawing; for Planning and Building Regulations use only. Additional information may be required as work proceeds. Do not scale.</p> <p>□ This is a drawing based on third party data and as such is subject to site survey.</p> <p>■ Services and ground investigation reports were not available at the date of issue.</p> <p>This drawing is for use only with the named site. Copyright © 2015. Original sheet size A3.</p> <p>0 200mm@1:10</p>	<p>January 2015 Scales@A3</p> <p>□ Preliminary ■ First Issue □ Revision</p> <p>Drawing No 767-10</p>
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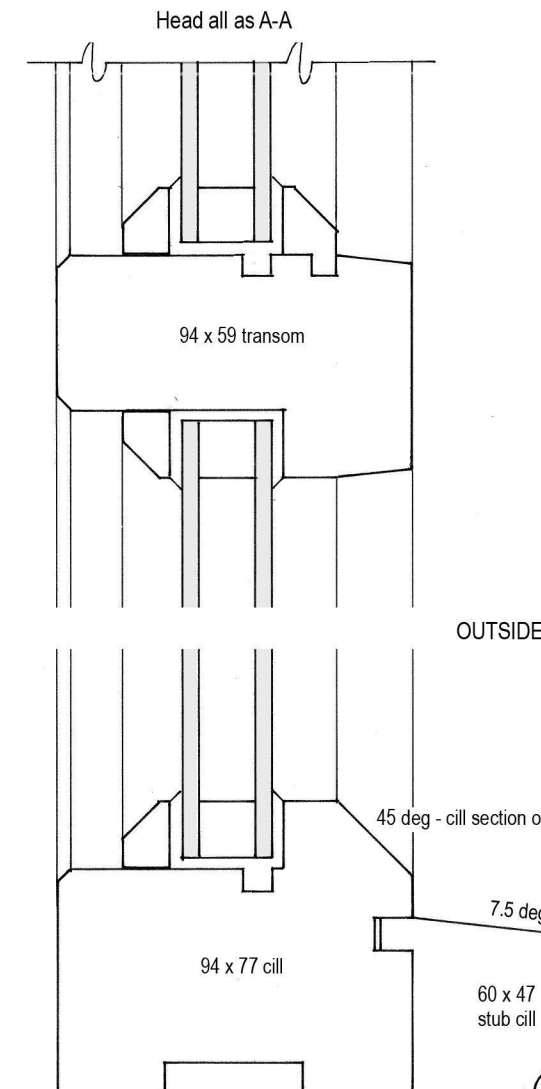
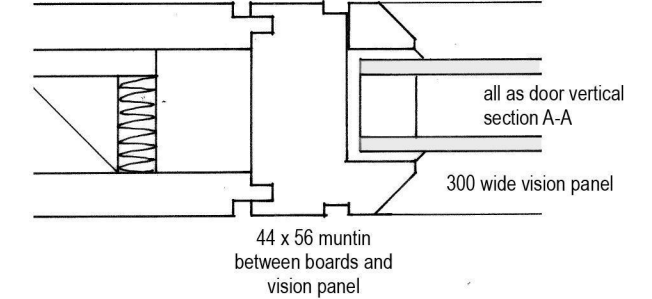
Vertical section
A - A - Screen S1



Horizontal section
C - C - Screen S1



Vertical section
B - B - Screen S1



Vertical section
D - D - Screen S2

NOTES

Timber: kiln dried English or European oak with oil finish - timber source to be agreed with Client. All glazing rebates 18mm deep and all beads fixed internally.

Sizing: note doors to S1 are oversized (to 'standard') ie nom 1075mm wide frame x 2175 to top of transom.


Glazing: 24mm low emissivity double glazed units, argon gas filled. The final glazing installation and glazing system to be as recommended by glazier as part of the glazing guarantee. All glazing must be in compliance with Part N and toughened/laminated wherever required by this - glazier to certify.
*If a 'fully bedded' or 'heel bead' method of glazing is used, the drained channel indicated need not be provided.

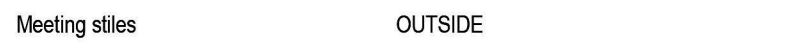
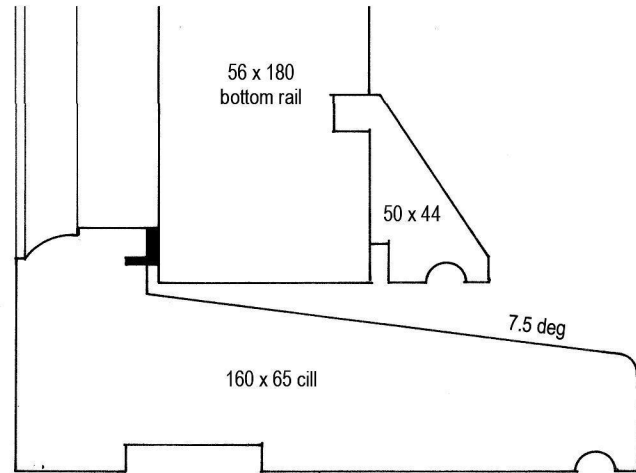
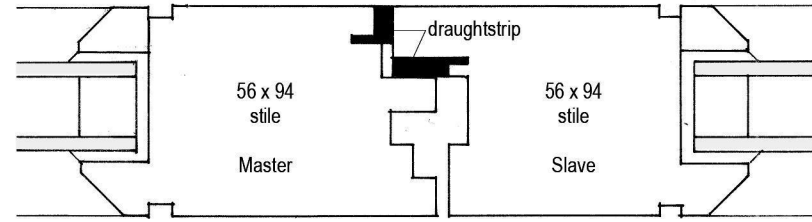
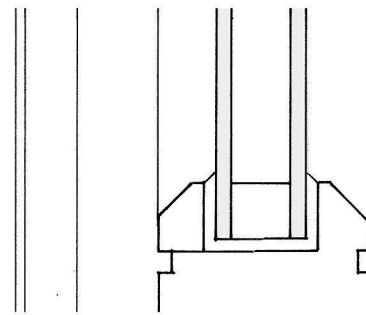
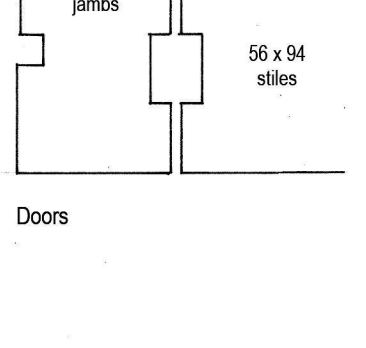
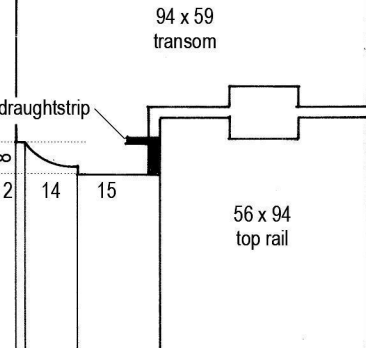
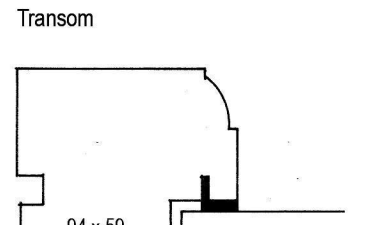
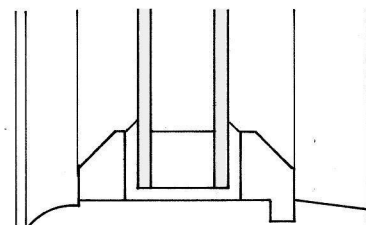
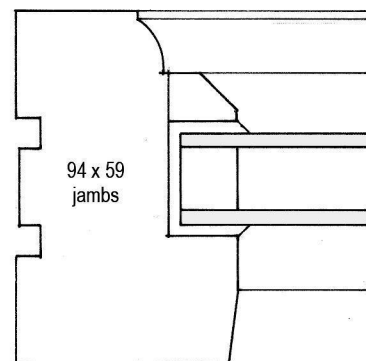
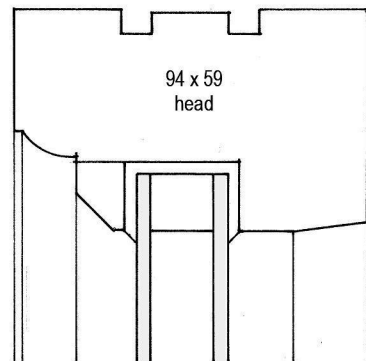
Ironmongery: to Client choice.

Night vents : build in pre-formed night vents to door jambs at 1800mm above floor level..

Joinery details are for Planning Condition Approval and fabrication only. Building-in details, eg dpc's, are not shown.

Revisions

	Proposed barn conversion to holiday accommodation at Mynydd-Ferddin Rowlestone, Hereford, HR2 0ED	<div><div><div></div><div>This is not a complete working drawing; for Planning and Building Regulations use only. Additional information may be required as work proceeds. Do not scale.</div></div><div><div></div><div>This is a drawing based on third party data and as such is subject to site survey.</div></div><div><div></div><div>Services and ground investigation reports were not available at the date of issue.</div></div><div>This drawing is for use only with the named site. Copyright © 2015. Original sheet size A3.</div><div><div>040mm@1:2</div><div></div></div></div>	January 2015 Scale 1:2
	Joinery details (2 of 3) Screens and doors S1 and S2		<div><div><div></div><div>Preliminary</div></div><div><div></div><div>First Issue</div></div><div><div></div><div>Revision</div></div></div> <div>Drawing No 767-11</div>
30 Grove Road, Hereford, HR1 2QP • Tel/fax 01432 340107 • mail@axysdesign.co.uk T J Ford, MCIAT • Chartered Architectural Technologist • Building Design Consultant			



Horizontal sections

NOTES
Timber: to Client choice. For paint finish use unsorted Scandinavian Redwood, pressure treated and painted with microporous, flexible, opaque low-sheen paint finish eg Solignum Architectural Opaque Woodstain. Hardwood cills and glazing beads.
 Alternatively, use kiln dried English or European oak with oil finish (as for S1 and S2) - timber source to be agreed with Client.
 All glazing rebates 18mm deep and all beads fixed internally.

Glazing: 24mm low emissivity double glazed units, argon gas filled. The final glazing installation and glazing system to be as recommended by glazier as part of the glazing guarantee. If a 'fully bedded' or 'heel bead' method of glazing is used, drainage need not be provided. All glazing must be in compliance with Part N and toughened/laminated wherever required by this - glazier to certify.

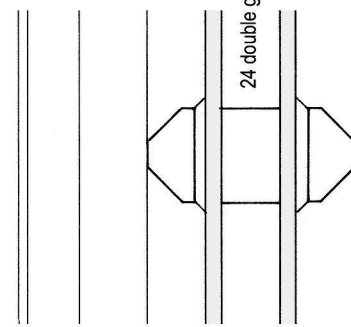
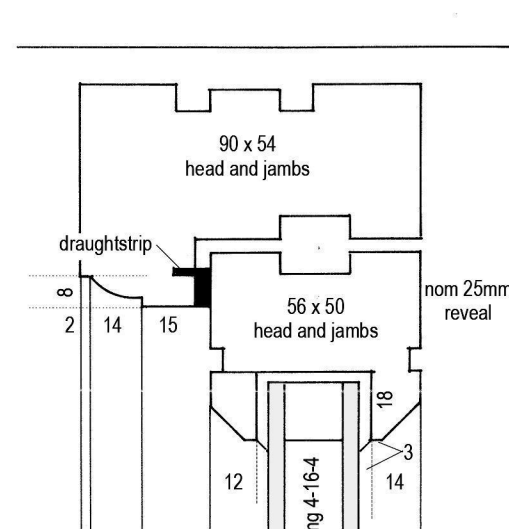
Ironmongery: to Client choice.

Night vents : use lockable stepped latches on windows to allow for background ventilation. Alternatively build in pre-formed night vents. Build in pre-formed night vent to door transom rail.

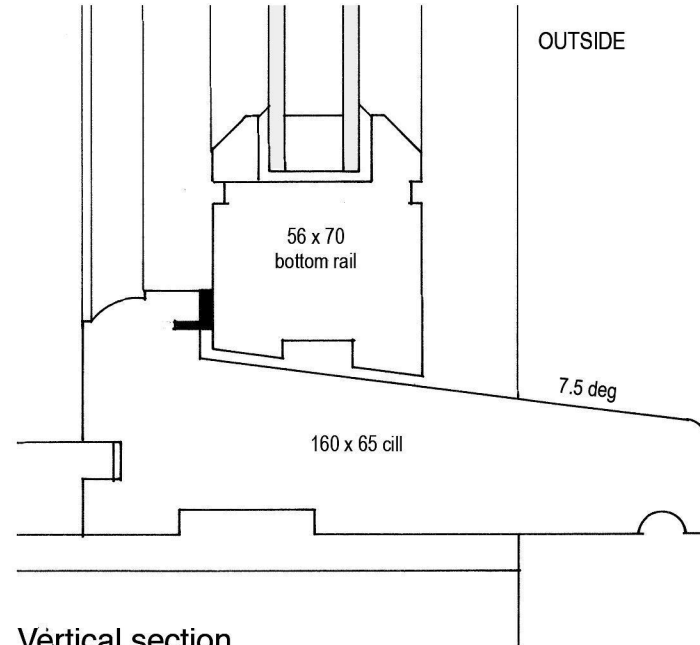
Joinery details are for Planning Condition Approval and fabrication only. Building-in details, eg dpc's, are not shown.

Vertical section

Door D1 - Bedroom 1, Unit 2

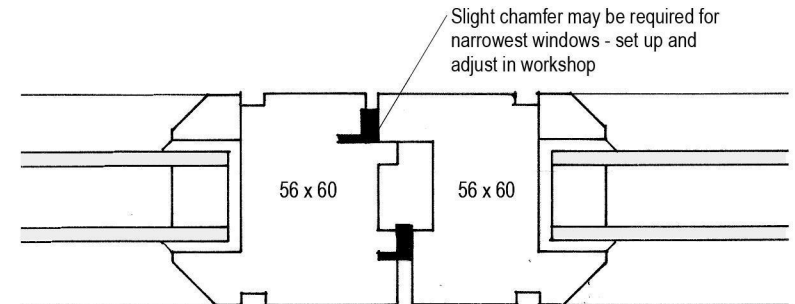
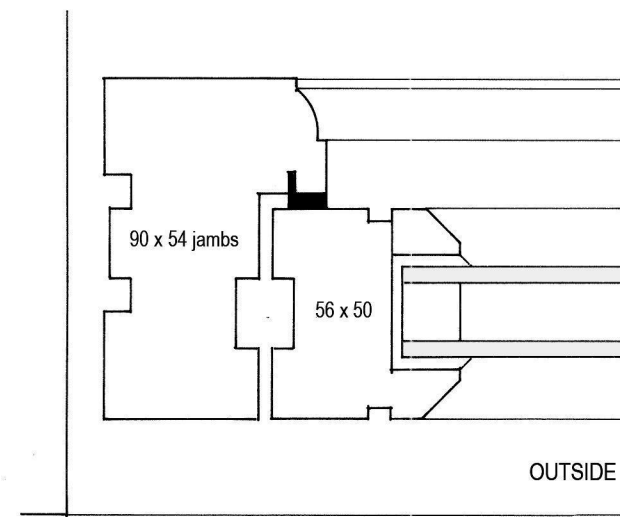


25 wide planted horizontal glazing bars as shown on Elevations. Dummy spacer bars in glazing.



Vertical section

E - E - Windows W1, W2, W3, W4



Floating mullions for all windows to satisfy Building Regulations Means of Escape requirements - both lights to open (except Bathroom), LH to open first.

Horizontal sections

F - F - Windows W1, W2, W3, W4

	<p>Proposed barn conversion to holiday accommodation at Mynydd-Ferddin Rowlestone, Hereford, HR2 0ED</p> <p>Joinery details (3 of 3) Door D1 and Windows W1-W4</p>	<p>■ This is not a complete working drawing; for Planning and Building Regulations use only. Additional information may be required as work proceeds. Do not scale.</p> <p>□ This is a drawing based on third party data and as such is subject to site survey.</p> <p>■ Services and ground investigation reports were not available at the date of issue.</p> <p>This drawing is for use only with the named site. Copyright © 2015. Original sheet size A3.</p> <p>0 40mm@1:2</p>	<p>January 2015 Scale 1:2</p> <p>□ Preliminary ■ First Issue □ Revision</p> <p>Drawing No 767-12</p>
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