

Planning & Development Manager
Wokingham Borough Council
Shute End
Wokingham
RG40 1BN

25th October 2024

Dear Sir/Madam,

RE: PLANNING APPLICATION No 223176 – Sussex Lodge, Sussex Lane, Spencers Wood, RG7 1BY

I write with reference to the above application for the discharge of conditions related to Listed Building Consent 223176.

Please see enclosed amended details pertaining to the discharge of the planning approval conditions and in response to feedback received 21 March 2024. Subject to the approval of these new details please confirm the discharge of the following conditions as soon as possible.

Condition 6 (Insulation & Flooring)

The existing cobbled floor of the original stable to the southern end is extremely uneven, with a level change of more than 200mm from north to south. The original consideration was to level with screed; insulate; install underfloor heating; and provide finished floor. This would result in a step of approximately 400mm at the northern doorway through to the rest of the outbuilding and at the external southern door. In addition, there is also concern over the structural integrity of the existing cobbles as a base for further floor build up as they have been heavily undermined by rodents tunnelling. With this method, the cobbled floor would also be lost under the layers of floor build up/insulation and not seen. We consider a better solution is to retain the cobbles where they can be appreciated as a finish within the property, hence the proposal to now remove and re-lay in a similar way to the north-western room.

Revised sectional drawings ("SL120A – Details") now confirm the interaction between the walls and the varying floor finishes:

- To ensure the limited footings to existing walls are not undermined in the process, the existing ground will be dug out to a limit of 45 degrees from the base of the wall.
- Finished floor levels throughout each section of the single-storey outbuilding are proposed to be approximately the same. This will be achieved by adjusting the depth of dig out required to accommodate the varying depths of the floor finishes, ranging from new tile/timber in the kitchen, to pavers at the northern end and the variety of cobble depth at the southern end. This will ensure that finished floor levels are principally the same and work with external door thresholds.

The "Stable Door Detail" previously submitted no longer applies as the stable floor will now be set at a lower level.

Condition 7 (Underfloor Heating Method Statement)

In response to how the cobbled floor is now proposed to be dealt with, please find enclosed an amended Underfloor Heating Method Statement dated 09/10/24. Please also refer to section drawing SL120A.

I trust that the enclosed information is now to the satisfaction of the Local Authority, and that you will be able to provide us with your approval at your earliest convenience. Should you wish to discuss this further or require any additional information then please do not hesitate to contact me.

Yours sincerely

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OLIVER HICKS BSc (Hons)

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