TWENTY-20
ARCHITECTURE

Development Management & Compliance,
P.O. Box, 157 Shute End,
Wokingham, Berkshire,
RG40 1BN.

Friday 6th November 2026

Your Reference: 26-2505

Our Reference: 26-T0108

Dear Development Management Team,

Re: The Old Thatch Lower, Lower Sandhurst Road, Finchampstead, Berkshire, RG40 3TH.

Further to your correspondence dated 26 October 2026, please find below clarification of the proposed amendments associated with the variation of condition application.

The application seeks to substitute the previously approved drawing 24-F1297-203b with revised drawing 24-F1297-203c, to accommodate minor amendments to the external appearance, architectural detailing and finishing materials of the approved dwelling.

The principal changes comprise:

- External wall finishes: The substitution of the predominantly red facing brickwork with a light-coloured rendered finish, incorporating contrasting brick plinth detailing.
- Feature gables: The removal of the previously illustrated contrasting decorative brickwork and flint/stone-effect finishes, replacing these with a more consistent rendered treatment.
- Architectural detailing: The simplification of the external elevation detailing, including the treatment of window surrounds and decorative features, to provide a more cohesive and understated appearance.
- Overall appearance: The adoption of a lighter and more traditional external materials palette, whilst retaining the general architectural composition, proportions and character of the approved dwelling.

The amendments are principally cosmetic in nature and are intended to refine the external appearance of the approved development.

The revised elevations retain the established architectural form and general arrangement of the approved dwelling, with the changes relating predominantly to the external finishes and associated detailing.

It is therefore considered that the proposed amendments represent a modest refinement of the approved scheme and can appropriately be considered through the current variation of condition application.

We trust that the above provides the necessary clarification to address Item 3 of your validation correspondence and would be grateful if you could confirm that this is sufficient to allow the application to progress.

Yours truly,

[redacted]

Bryn Millard (BSc Hons)
Director

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