

## **ST BEES PARISH COUNCIL**

### **Application ref 4/24/2356/0B1 Land adj to School House -Variation of conditions 2, 9,17**

St Bees Parish Council wishes to submit the following comments:

#### **Condition 2**

Variation 2 – False chimneys are in keeping with the majority of adjacent dwellings on the Abbey Vale estate. Their inclusion for these three proposed dwellings would be considered beneficial and in sympathy with the styles of the adjacent estate as well as in line with all the other existing structures in the surrounding private school and the village as a whole.

False chimneys should be retained and construction undertaken for their safe inclusion.

#### **Condition 9**

Variation 1 – Use of local sandstone is included and keeping with the village vernacular style. Sandstone and render finishes are in line with most adjacent Abbey Vale dwellings.

Facing brick finishes are generally outwith most existing adjacent dwellings and should be avoided unless the facing brick is deemed sympathetic and complementary to the local sandstone being used.

#### **Condition 17**

Variation 1 – comments as per Condition 9 variation 1.

In addition, the walling along the entrance & boundary side facing the main road of the overall site is finished in a manufactured facing brick. This is not in keeping the sandstone block work walling of the Abbey Vale estate on the opposite side of the road and is not in line with the style of the historic village. This is not in visual sympathy or harmony with the traditional sandstone finishes on the opposite side of the road and detracts from the overall material sympathy and harmony as you enter the village. The road side wall cladding should be changed to local sandstone blocks or be sandstone clad to align with and be sympathetic to the sandstone walling on the road side opposite.

J Donaldson, Clerk to St Bees Parish Council      10 March 2025