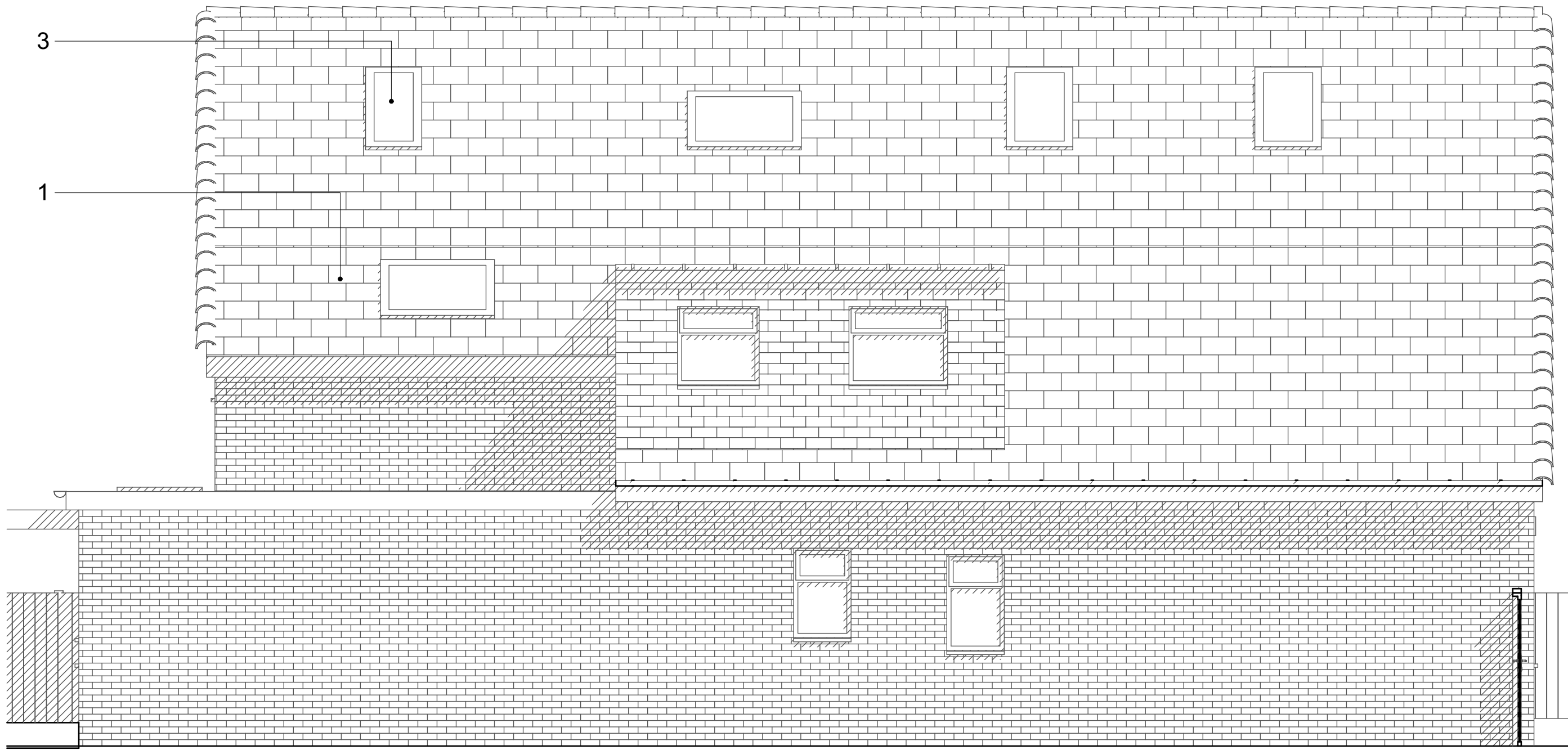



PROPOSED EAST ELEVATION

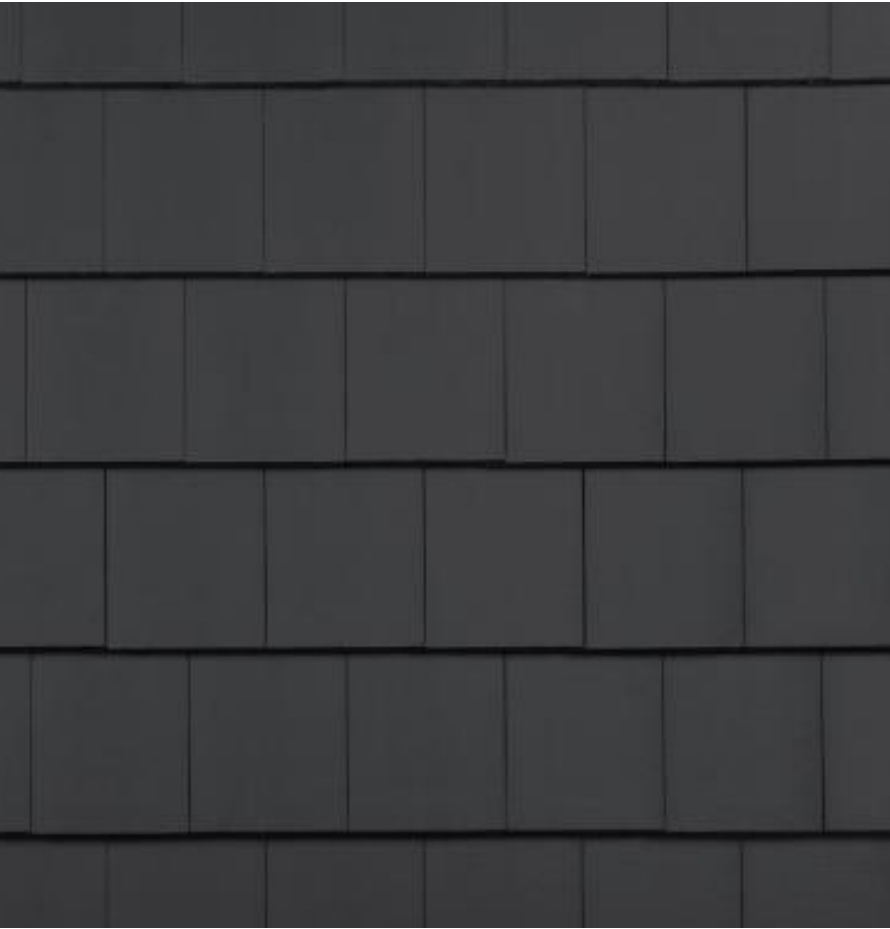


PROPOSED SOUTH ELEVATION

All comments from Appeal B Ref: APP/R5510/W/24/3347534

Site visit made on 18 March 2025
by **S A Hanson BA(Hons) BTP MRTPI**
an Inspector appointed by the Secretary of State
Decision date 07 May 2025

	Office 128, 28A Church Road, Stanmore, Middlesex, HA7 4AW, England 020 8954 6291 studio@yooparchitects.co.uk	Notes This drawing is copyright of YOOP Architects. Drawing for planning purposes, not construction	Scale Bar	Scale NTS	Purpose of Issue PLANNING	Date of Issue Tuesday 17 June 2025	Project Extension & Refurbishment 27 Eastbury Road, Northwood, HA6 3AJ	Project No. 2025/027	Layout Title EXTERNAL MATERIALS	Drawing Number 027/DC/250	Revision B



1 Existing Roofs Russell Grampian Roof Tile - Grey



2 Existing Dormers - Marley Plain Concrete Roof Tile Smooth Grey



3 VELUX INTEGRA Centre Pivot Electric Roof Windows



4 Forterra LBC Sandfaced Pressed Facing Brick

Roofing

'The appellant, in their appeal submissions, has put forward an option for alternative materials or finishes to the roof and I am satisfied that a more appropriate finish would fit with the character of the area and overcome the identified harm. Such a proposition could be required by conditions to secure an acceptable alternative.'

Proposal;

Re-finishing of existing roof material with;

ClimaShield by SmartSeal - Roof Coating Sealer & Tile Paint - Burgundy. 10yr + Lifespan UV Resistant and Breathable Protective Roof Coating.

TECHNICAL

- Environmentally friendly water based acrylic product
- Apply in dry weather in temperatures above 12 °C with no rain forecast for at least 4 hours.
- Average coverage 4m² - 6m² per litre
- Roof coating to slow regrowth of moss and algae
- Allows excellent adhesion to concrete roof tile
- Water vapour permeable
- Waterproof roof paint
- Flexible and heat resistant

UV light and general weathering to European Standards.

Product tested in accordance with BS EN ISO 6860 and TR010/ISO 4892-3 for resistance to accelerated weathering, equivalent to 5 years outdoor exposure in Europe. The results of these tests showed no sign of embrittlement or degradation of the coating.

Freeze Thaw Resistance.

Product tested in accordance with JIS A 6909 Clause 5.9.1 and showed no sign of any mechanical damage of the coating from the tests.

Adhesion to the Concrete Roof Tile.

Product tested in accordance with BS EN ISO 4624 and the coating did not come away in any of the tests. In all tests the concrete roof tiles failed due to the pull off load before the coating had an opportunity to come away from the tile.

Water Vapour Permeability.

Product was tested in accordance with ASTM D1653 and it was confirmed that the coating was vapour permeable.

Roof coating comes with a 10 year product guarantee when applied by a Smartseal Registered Roof Coating Specialist*

*Guaranteed not to flake, blister or peel away from the roof tiles during that period.



1 & 2 Roof Re-finishing - ClimaShield Burgundy Roof Coating

Walls

I consider that if the property was fully rendered, it would appear incongruous and would likely be harmful to the character and appearance of the surrounding CA.

Fenestration

'With regard to the fenestration, the windows on the front elevation sit comfortably in relation to the design of the property. They are moderately larger but fewer in number than those displayed on the original property and those allowed by the previous appeal. To the rear, the arrangement has been slightly varied from what had been previously approved as alterations to the former property and I consider that they are acceptable. The application plans detail the openings as being white UPVC, although I note that what has actually been installed are casement windows with dark frames which, in my opinion, are visually more pleasing. The front door is shown on the plans as a single door with slim glazed panels either side and I consider this to be in keeping with the appearance of the property as proposed.'

Please see below details of installed grey windows and doors.



5 Cortizo – Aluminium Windows



5 Cortizo – Aluminium Window Sections