



DOCUMENT REFERENCE:

RPT_204003_C2_231002

TITLE:

REMOVAL OF PLANNING CONDITION 4
ASSOCIATED WITH APPLICATION REF:
21/00152/FUL

PROJECT:

22 ARCHWAY ROAD, LIVERPOOL, L36 9XB

CLIENT:

CROMER HOUSE DENTAL PRACTICE
20 ARCHWAY ROAD,
LIVERPOOL
L36 9XB

DATE:

02 OCTOBER 2023

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INTRODUCTION

This statement has been made by Unit3 Design Studio on behalf of Cromer House Dental Practice for the purposes of removing planning condition 4 associated with the planning application, reference: 21/00152/FUL. Planning conditions are as set out in the planning approval letter, dated 23 February 2021.

REMOVAL OF PLANNING CONDITION

PLANNING CONDITION 4

No part of the development hereby permitted shall be commenced until the following details have been submitted to and have been approved by, the local planning authority:

- *Elevation and section details of the proposed windows. Sectional detail shall be submitted at a scale of no less than 1:2 (The windows shall be constructed of timber The design and finish of all new gates, railing and pillars.*

JUSTIFICATION FOR REMOVAL OF CONDITION

The Client proposes to instal UPVC Sash Windows in place of the stated timber sash windows for the following reasons:

- UPVC allows for an increased level of hygiene in Clinical Spaces
- UPVC has lower maintenance requirements and life cycle costs due to elimination of redecoration schedule
- Easier cleaning due to tilt operation of sash units
- Improved u-value performance and draught proofing compared to Timber Sash windows
- Increased Security
- High quality appearance of units
- Integrated trickle vents incorporated within the frame to avoid unsightly 'opening sash applied' vents

For the above reasons, the Client believes that UPVC Sash Windows present a more sustainable and viable option, with improved outcomes for both the business owner and for users of the service, and therefore the condition should be removed in favour of the change.

Informal discussions between Unit3 Design Studio and the the planning office have indicated that there will be no adverse implications on the appearance of the building, or the function of the windows, and as such the proposed removal of Condition 4 is not likely to present any barriers to a successful planning outcome.