

**RE: VARIATION OF CONDITIONS APPLICATION REFERENCE PP-12061673
PLANNING APPROVAL NUMBER 67925.
TOP O TH BROW, TWO BROOKS LANE, TOTTINGTON, BURY BL8 4LA.**

Dear Tom,

Following the approval of application 67925, a few changes have occurred to the scheme based on the development of the detailed construction drawings including in-depth calculations to bring the property to Passivhaus standards. The amendments to the scheme are:

1. Change to the glazed link roof

During the energy modelling, the results indicated the energy requirement to heat the glazed link in the winter, and the overheating in the summer would not meet Passivhaus standards. Therefore, the design has been revised to include a solid roof construction with a grey standing seam metal finish. This will ensure the design intent is maintained to create a contrast between the house and cottage. We have included a swatch on drawing '*12B Proposed Elevations Sheet 1*' of the proposed material to satisfy condition 3.

2. Cottage Walls

The thermal specification has been confirmed by the Passivhaus consultant for the re-built cottage walls which have increased the wall thickness by 185mm. To reduce the impact on the internal floor area the North, South and West wall footprints have been increased by 100mm.

3. Rooflights and solar panels

The solar panels and rooflights have been slightly altered on the existing house, as per the specification provided by the Passivhaus consultant. 1 additional solar panel has been included and the rooflight sizes have been reduced.

We would therefore like to request a variation to the following condition, to substitute the drawings highlighted in red below:

Condition 2:

This decision relates to existing drawings numbered 01-07 and proposed drawings 08A, 09A, 10A, 11A and 12A and the development shall not be carried out except in accordance with the drawings hereby approved.

Please find attached the following drawings in substitution of the above for this application:

08B PROPOSED SITE PLAN

09B PROPOSED GROUND FLOOR PLAN

10B PROPOSED FIRST FLOOR PLAN

11B PROPOSED SECOND FLOOR PLAN

12B PROPOSED ELEVATIONS SHEET 1