



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510, Fax (01799) 510550  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Mr Tom Cannon  
CANNON Architectural Design Ltd.  
36 Town Street  
Thaxted  
CM6 2LA

Dated: 22 March 2023

### PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT 1990

**Application Number: UTT/23/0182/LB**

**Applicant: Mike Hughes**

Uttlesford District Council **Grants Listed Building Consent** for:

**Replace existing flat roof with like-for-like replacement and replace existing fenestration with like for like single glazed units at: Manor House Finchingfield Road Great Sampford Essex CB10 2RL**

#### The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
197-01	Combined	20/03/2023

Permission is granted with the following conditions:

- 1 The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.  
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.  
  
REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 Prior to their first use on site, details of the materials to be used for the replacement roof should be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.  
REASON: In the interest of the architectural importance of the heritage asset in accordance with the NPPF and ULP Policy ENV2.
  
- 4 All replacement windows shall be like-for like single glazed windows without trickle vents, unless otherwise agreed in writing by the LPA prior to their installation.  
REASON: In the interest of the architectural importance of the heritage asset in accordance with the NPPF and ULP Policy ENV2.

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
NPPF4 - National Planning Policy Framework July 2021		
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

**Notes:**



**Dean Hermitage**  
**Director Planning**

