

3 St Thomas Court WN8 ONE.

Supporting evidence on the continued maintenance of the building.

It has always been and will remain my intention to maintain and preserve the property listed above.

Since I purchased the house in 1999, I have always endeavoured to remain sympathetic to the original character both internally and externally. As you can see from the black and white (1980s) photo it was derelict until renovation started in the early 1990s. I was the second owner of this house.

It is a 1876 stone old school house, this means that due to the nature of the building work, the way it was constructed and the age there are always challenges in maintaining the building.

This house is susceptible to damp, mould, condensation, and moisture. Although there is no denying it is a beautiful building and should be and will be preserved, it requires special treatment and extra care and consideration.

I have tried to adhere to the aim of Article 4(2) Direction

Which is to encourage the retention of high-quality architectural features and to preserve and enhance the character and appearance of the built heritage. The designation of a Conservation Area only goes some way towards protecting the integrity of buildings and their character.

1980s This is when the building ceased to be a school and stood for many years as a derelict and decaying building



Around 2000 (I purchased in 1999), showing the 1992 original front door.

As can be seen this is not on any main road, it is in a courtyard with no through traffic



The front door now (2023)



The new front door and window, installed in 2023.

The door and window 1999 and 2023 side by side



The issues that led to the door and window needing emergency attention

I do also have a video if this if required.

The severe storms in June 2023 really hit this elevation of the house. They were a freak of nature and will probably never be repeated. For the kitchen window in 3 St Thomas Court this completely failed and as you can see from the photographs water was streaming into the building

The double-glazed window failed, and the kitchen was flooded.

The occupant of the house at the time suffered an electrical shock.

The immediate result was.

1. Electrical failure – an insurance claim was filed, and an emergency electrician was called to make safe and to give instructions as to how to fix the issue.
2. On their advice we also called the builder Peter Finch of Croftland Building Services (07932058661). Peter and his team have completed work on this property many times over the last 10 years. They know the building intimately. Their diagnosis was that the window needed replacing as soon as possible.



3. This also meant that there needed to be a new front door as they are all one piece. It is not possible to change just the window. As a side issue the front door was also in a poor state of repair, despite always being maintained with Dulux Weathershield Paint it was very warped and sticking in the frame.
4. On advice and consultation, it was decided to install upvc window and doors.
 - a. This was the quickest option; these windows were available to be custom made in the style from when the building was converted in 3 weeks as opposed to a minimum of 8- 12 weeks for wood. It was of utmost importance that we kept the same style of front door and window design that was used in the original conversion. This meant that the window and door would have to be made specially for this property.
 - b. This type of material will give the maximum protection against the elements moving forward.
 - c. It will give good secure installation to ensure the prevention of condensation, damp, and mould.
5. Since the conversion of the building in 1992 the quality of upvc is much improved. The longevity of colour is improved. In addition, there is much more known about the recyclability of upvc . Removed windows and doors are separated into base components. UPVC is easily recycled into granules and put straight back into production of new windows and doors. From that point of view, its sustainability profile is much improved over the past 30 years
6. Croftland use local suppliers of these doors and windows. Who in turn use only high-quality raw materials. They have manufactured for over 50 years and where able to match the design of the 1992 fitted door and window. Croftland are happy to comment if you need further information.
7. This repair was needed in order to maintain the integrity of the building.

Applying for planning permission

It was an oversight of mine that I did not apply for planning permission before having the work done . This was an oversight for the following reasons:

1. I need to get the house made watertight and stop the leak as soon as possible. I could not risk any further electrical shock accidents.
2. I needed to ensure that there was no further damage to the kitchen (or any other part of the building)
3. There has been UPVC and replacement work on every other building in St. Thomas Court. There has only been a planning application for one of these properties.
4. The facts are that regarding planning applications, there has only been the following.
 - a. For windows in Number 1
 - b. Trees for number 9
 - c. Trees in my property number 3 . This for me is evidence that I adhere to regulations.
5. I incorrectly assumed that changing to UPVC is now accepted as this is what most houses now have in St. Thomas Court. I know now that there is no precedent in planning, this is an assumption I should not have made. Somewhere there must be a fairness though.

Work already replaced in St Thomas Court

This is the only original front door No 4 St. Thomas Court. This is the style of the doors when the houses were converted and built.



Most houses have UPVC doors in the style of the original wooden front door. There have been no planning applications for any of these. They all predate the installation of mine (mine is the end photograph here). The majority of residents renovate in a sympathetic fashion to the original restoration.



There are also exceptions.

All these doors have been installed with no planning permission.