



Mr P Staniforth  
Development Management and Conservation Manager  
Chesterfield Borough Council  
Town Hall  
Rose Hill  
Chesterfield  
S40 1LP

WaltersPHouseholder/1

14 November 2023

Dear Paul

**Oldfield Farm, Wetlands Lane, Brimington**

Please find enclosed **householder application** seeking the retention of external render applied to the principal elevation of the existing dwelling at Oldfield Farm which is submitted on behalf of our clients, Mr and Mrs Paul Walters – current owners and occupiers of the dwelling.

The application follows a letter to the applicants dated 20 July 2023 from your colleague, Yvonne Damson<sup>1</sup>, who advised Mr and Mrs Walters that the recent application of render to the property (see photo below) was something that needed planning permission – and that, in the absence of such a consent, a planning application was required to regularise the recent works.



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<sup>1</sup> LPA reference: 23/00097

I am instructed that Mr and Mrs Walters did not realise that planning permission was required for such a thing.

Following their occupation of the dwelling, they have made a number of internal and external alterations/improvements, all as permitted development under Class A of the GPDO - and had presumed the application of render was also something that did not require planning consent.

Whilst they acknowledge that they were wrong in this regard, they would like it to be known please that they had not intentionally breached any planning rules – and have instructed IBA Planning to regularise matters as expeditiously as possible.

It is understood that the property had been previously extended (by others, a significant time ago) – and this led to a poor mismatch of brickwork that was particularly prominent on the principal elevation<sup>2</sup>.

The fabric of the building was also extremely poorly insulated – which was reflected in the EPC score for the property when assessed in readiness for its onward sale.

Having already completed the aforementioned number of other improvements/alterations, they were keen to better unify the principal elevation of the dwelling when viewed from the public highway by rendering over the mismatched brickwork (something their selling agent had advised) – which had the further benefit of improving the insulative qualities and overall thermal efficiency of the dwelling.

Planning consent has of course already been granted for the residential redevelopment of the balance of the former farmstead<sup>3</sup> – and the application of render alongside the other external improvements (new windows and doors etc) significantly improves the aesthetics of the dwelling within the context of the two new dwellings and garaging approved as part of the authorised residential redevelopment, which is now under way.

In securing an overall aesthetic improvement, the proposal is considered to promote good design that positively contributes to the distinctive character of the Borough (enriching the quality of existing places) and respects the character, form and setting of the site and surrounding area by virtue of its appearance and architectural style.

In enhancing the thermal performance of the existing dwelling, the application of the render also clearly assists in being able to withstand long-term impacts of climate change.

In so doing, the enclosed application is considered to fully comply with Development Plan Policy CLP20 (Design) where relevant.

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<sup>2</sup>there is no similar mismatch on the side and rear elevations

<sup>3</sup> LPA reference: CHE/21/00848/REM1

I trust the above explanation and justification is sufficient to enable the Council to regularise matters at the earliest opportunity in accordance with the Development Plan and the *presumption in favour of sustainable development* – as it is understood that our clients have already accepted an offer on the property and this issue is clearly one that will hold up completion until resolved satisfactorily.

For completeness, the application comprises:

- Completed application forms and ownership certification
- Covering letter (comprising proportionate Design and Access Statement)
- Location plan
- Existing elevation
- Proposed elevation

Payment of the sum of **£206** in respect of the relevant LPA planning fee has been sent to the Council directly.

I trust the above enclosed documents together with this short covering letter are sufficient to enable the application to proceed to be favourably determined and look forward to confirmation of registration at your earliest convenience.

Should you require anything further on my part however, please do not hesitate to contact me when you may be assured of my best attention at all times.

In any event, I would appreciate a telephone call immediately upon the expiration of the formal consultation period to ascertain whether there is indeed anything further that you require, but also to establish the proposed method of determination so that I am able to advise my clients accordingly.

I look forward to hearing from you in due course.

Yours sincerely

Nick Baseley  
MA(Hons) TP MRTPI  
Director