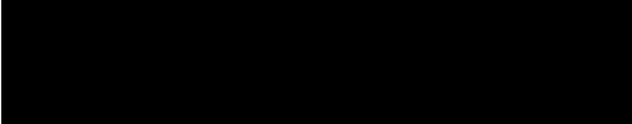


Nicholas Phillips Designs  
Limited

Moss Edge House,  
Elm Grove,  
Berkhamsted,  
Hertfordshire,  
HP4 1AE



The Senior Planning and Conservation Officer  
Planning, Growth and Sustainability,  
Buckinghamshire Council,

Thursday 21<sup>st</sup> December, 2023

Good Morning,

**RE: CRAFTON FARMHOUSE, FRONT GARDEN, CRAFTON FARMHOUSE  
CRAFTON, MENTMORE, LU7 0QU**

My client, the applicant, is the resident owner of Crafton Farmhouse. The house which is Grade II listed is considered, "*the most interesting building within the hamlet*" of Crafton according to the Crafton Conservation Area (2005).

The application site is limited to the narrow front garden between the house and Crafton Lodge Road. This garden is contained by a low wall which conjoins with the house but is evidently a later addition to the property. This low wall currently has brick piers along its length which are clearly 20<sup>th</sup> century additions for an old photograph of the building shows the property with a low wall and a picket fence on top without any brick piers. This original fence had a gate at the front of the path to the front door.

This proposal seeks to remove the brick piers, which serve no current purpose, to tidy up the visual appearance of the front wall. The low wall will be repaired so that the limestone capping will run uninterrupted from one end to the other along the top of the low wall. A rural iron gate will be installed in front of the path leading to the front door. This gate will be attached to oak posts to lend a quaint rural appearance to the entrance. Finally, the entrance which at present is a jumble of York-stone pavers of varying sizes as well as red and black brick (clearly laid at the same time as the brick piers) will be re-laid to a more organised design reusing the existing York-stone pavers. On either side of the pathway, a simple crushed limestone will be used to mulch planting beds and form access pathways around the house.

My client has now instructed me to make a Householder Planning & Listed Building Consent Application for the proposed works. In support of this application, the following are attached:

Complete Householder Planning & Listed building application forms.  
Heritage Statement.

Design and Access Statement.

Ecology and Trees Checklist.

Drawings as existing and proposed.

- P001 – Site Plan 1:1250
- P002 – Block Plan 1:500
- P101 – Existing Plan
- P102 – Demolition Plan
- P103 – Proposed Plan
- P201 – Existing Elevation
- P202 – Demolition Elevation
- P203 – Proposed Elevation

**Further information:** If you need any further information to enable you to register and process this application, please do not hesitate to contact me.

Kind regards,

Nicholas Phillips