



Our Ref: 1177/3C

Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
NOTTINGHAM  
NG2 7YG

TEL 01604 880163  
www.argroup.co.uk

Dear Sir / Madam,

**APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT  
PROPOSED ALTERATION TO AND REPLACEMENT OF WINDOWS/DOORS TO FRENCH DOORS  
OLDE BARN COTTAGE, MAIN STREET, FLINTHAM, NOTTINGHAMSHIRE NG23 5LA  
PLANNING PORTAL REFERENCE: PP-12738598**

Aitchison Raffety are instructed by our client Newfield (Farm) Screveton Ltd to submit an application for Certificate of Lawful Development for alterations to replace two windows and a door with two sets of French doors at the Olde Barn Cottage, Main Street, Flintham.

By way of background, the Application Site is located within the Flintham Conservation Area, which was designated in 1972. The boundary of the Flintham Conservation Area was reviewed and formally extended on the 9 December 2008.

The application building is not listed and there is no Article 4 Direction for the Flintham Conservation Area removing permitted development rights. Therefore, it is appropriate to proceed by way of Certificate of Lawful Development to permit the proposal.

The Application Site forms the Olde Barn Cottage, Main Street, Flinton. The property is located on the southern side of Main Street, on the junction to Spring Lane. The property comprises a two-storey detached building constructed in the 19<sup>th</sup> century, with 1 ½ storey addition to the rear.

**The Proposal**

Two timber casement windows and a single width door will be removed to allow the installation of two new sets of French doors. The new doors will be finished to match the existing apertures and will be realigned to offer a symmetrical appearance, with reclaimed bricks used to infill the existing openings as appropriate. Curved brick header detail above the new openings will be installed.

THE AITCHISON RAFFETY GROUP

London Birmingham Manchester Berkshire Buckinghamshire Hertfordshire Northamptonshire Oxfordshire

Aitchison Raffety (Commercial) Limited. Registered Office: Unit 4 Stokenchurch Business Park, Ibstone Road, Stokenchurch, Bucks, HP14 3FE Registered England & Wales 03436430.  
A list of Directors, Chartered Surveyors and Chartered Town Planners is available on request.





*Photograph showing the existing ground floor windows and door to be replaced*

### **General Permitted Development Order Legislation**

Schedule 3 Part 1 Class A deals with the enlargement, improvement or other alteration of a dwellinghouse. The alteration and installation of new windows and doors are acceptable under permitted development subject to compliance with specific conditions:

**A.3** *Development is permitted by Class A subject to the following conditions:*

(a) *the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;*

The proposed materials will match the existing property, namely timber glazed doors with reclaimed brick to match the existing.

(b) *any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be*

(i) *obscure-glazed, and*

(ii) *non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and*

There are no upper floor windows proposed.

- (c) *where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.*

No extension is proposed and no roof pitch is being altered.

For proposals on article 2(3) land, which includes Conservation Areas, there are also other clauses.

*Development is not permitted in Conservation Areas if:*

- (a) *it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;*

None of these cladding materials are proposed.

- (b) *the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or*

The building will not be extended and the windows proposed will be flush with the front elevation.

- (c) *the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.*

No extensions are proposed.

## **Conclusion**

The alteration to the property to remove two ground floor windows and a door to enable the installation of two sets of French doors falls within permitted development rights. A Certificate of Lawful Development should therefore be issued.

Should you have any queries please do not hesitate to contact me.

Yours faithfully,



Jonathan Weekes  
Director, Planning and Development Advisory  
[Jonathan.Weekes@argroup.co.uk](mailto:Jonathan.Weekes@argroup.co.uk)