

Strategic Planning
South Gloucestershire Council
Department for Environmental and Community Services
PO Box 1954
Bristol
BS37 5AF

Dear Sir/Madam,

Re: Application seeking planning permission and listed building consent to allow for the removal and replacement of window 9 with bi-fold doors at The Stable Block (Carne Cottage), Brook Farm, Westerleigh Road, Westerleigh, South Gloucestershire

DLP Planning Ltd has been instructed by Gwendra Holdings Ltd to prepare and submit an application seeking planning permission and listed building consent to allow for the removal and replacement of window 9 with bi-fold doors at The Stable Block (Carne Cottage), Brook Farm, Westerleigh Road, Westerleigh, South Gloucestershire.

The application is accompanied by the following plans and documents:

- Application Form and Ownership Certificate;
- Stable Block – Elevations & Plans (dwg no. 17/0199/BRKFM/904 Rev A);
- Stable Block – Elevations & Section Details (dwg no. 17/0199/BRKFM/905 Rev A); and
- Stable Block – Elevations & Section Details (dwg no. 17/0199/BRKFM/906 Rev A).

Planning permission and listed building consent was granted at the above site on 16th February 2023 for internal and external alterations to include the removal and replacement of 26 no. windows, 4 no. external doors and 3 no. rooflights. Alterations to the internal layout including the demolition and erection of stud walls (Resubmission of P22/02458/LB & P22/02466/F) at Brook Farm, Westerleigh Road, Westerleigh, South Gloucestershire.

Planning permission and listed building consent was also granted at the above site on 3rd January 2024 for internal and external alterations for the removal of 1no. internal window (W15) and removal and replacement of the roof over the single storey rear extension.

Removal and Replacement of Window 9 with Bi-Fold Doors

This application seeks to remove and replace window 9 with triple panel bi-fold doors. The proposal would result in the existing window jamb to be retained, with the window cill removed and extended below the cill to form the full height door opening. The doorway openings will remain the same width as the existing window. The recon stone masonry jamb will be retained and extended. The existing modern stone surround will match the existing.

The proposal has been discussed with Mr. Rob Nicholson who advised in an email of 26th January 2024 that:

'Overall, while I would advise that the proportion of the proposed full height opening to ground



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floor of the stables would not be fully in keeping with the proportions of the rear elevation of the rest of the building, I would struggle to advise that it would result in a degree of harm.'

In light of the above, it is considered that the removal and replacement of window 9 would have an acceptable impact on the character and fabric of the listed building.

I trust this provides the necessary information; however, should you require any additional information please do not hesitate to contact me.

Yours faithfully,



Laurie Hickin AssocRTPI
Planner

Encl. Email from Mr. Rob Nicholson