



UTTLESFORD DISTRICT COUNCIL

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Mr Robert Galley
Sonning Cottage
14 Hawkins Hill
Little Sampford
Essex
CB10 2QW

Dated: 24 October 2023

PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT 1990

Application Number: UTT/23/1468/LB

Applicant: Mr Robert Galley

Uttlesford District Council **Grants Listed Building Consent** for:

Replacement of all windows of the property with slimline 14mm double glazed wooden framed casement windows. at: Sonning Cottage 14 Hawkins Hill Little Sampford Essex CB10 2QW

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
LOCATION PLAN	Location Plan	13/06/2023
DESIGN, ACCESS AND HERITAGE STATEMENT	Design and Access Statement	13/06/2023
REVISED PROPOSED FRONT ELEVATION	Other	23/10/2023
REVISED PROPOSED REAR ELEVATION	Other	23/10/2023

Permission is granted with the following conditions:

- 1 The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 Prior to their installation, details of the new timber casement windows to be installed in the dwelling shall be submitted and approved in writing by the Local Planning Authority . These details should include sectional drawings and profiles of the proposed frames, multiple panes, integral glazing bars with puttied slimline double glazing, window furniture and flush external finish.

Thereafter the windows shall be installed as approved.

REASON: To ensure compatability will the existing listed building and the setting in accordance with policy ENV2 of the Uttlesford Local Plan (2005).

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	
National Planning Policy Framework September 5 2023		
S7 - The Countryside	Uttlesford Local Plan 2005	
GEN2 - Design	Uttlesford Local Plan 2005	

Notes:

- 1 Building in Accordance with the Plans

Planning permissions are given on the basis of the details submitted. If you plan to make any changes whatsoever to deviate from the approved plans then you are strongly advised to liaise with Uttlesford District Council Planning Services prior to undertaking any works. You may require a new planning application or a variation to your existing permission. Failure to construct in accordance with the plans could lead to potential Enforcement Action.

Requirement to Comply With Your Conditions

Please read all of your conditions carefully. All of your conditions must be complied with. Failure to comply in full with a planning condition placed upon your permission may result in potential Enforcement Action. Planning conditions require certain things to be done at certain times, often prior to the commencement of any works. If you are in any doubt as to the requirements of your conditions please liaise with Uttlesford District Council Planning Services.

Building Regulations

Did you know that this permission may require Building Regulations approval? For further information please contact the building control team on 01799 510510, or by emailing building@uttlesford.gov.uk or by visiting our website www.uttlesford.gov.uk/buildingcontrol

Rights of Way

The applicant is reminded that the grant of planning permission does not entitle them to obstruct a Right of Way. If it is necessary to stop up or divert a footpath or bridleway in order to enable the development to be carried out, they should, on the receipt of planning permission, apply without delay to the Local Planning Authority for an order under section 257 of the Town and Country Planning Act 1990. In the case of any other right of way, application should be made to the Secretary of State for an order under section 247 of the Act. In either case development shall not be started until a decision has been taken on the application.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land, or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonable beneficial use in its existing state, nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990, or section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as appropriate.

You are advised to seek professional advice before embarking on the serving of a purchase notice.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

A handwritten signature in black ink, consisting of several loops and a long horizontal tail extending to the right.

Dean Hermitage
Director Planning