



Aylesbury Area

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Sheffield

Company Name

Loop Developments Ltd

Address

Address line 1

3, Jordan Close, Jordan Close

Address line 2

Jordan Close

Address line 3

Town/City

Watford

County

Country

United Kingdom

Postcode

WD25 7AF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

I am reaching out to address the Building Conditions outlined in the correspondence dated November 29, 2023. Specifically, I am addressing items pertaining to Conditions 4 and 6.

Condition 4: Attached herewith are drawings detailing the new cill. Additionally, I have included an image depicting the rotted existing cills.

Condition 6: The replacement of the existing modern skirting board in Room 2 and the bathroom door with elements more in harmony with the property's age. Enclosed, you will find photographs of the existing modern skirting and door, alongside images of the new replacements. Furthermore, I have provided links for your review:

Bedroom 2/Bathroom Door:

Link to Ledge and Brace Solid Oak Door: <https://www.ukoakdoors.co.uk/ledge-and-brace-solid-oak-door>

Bedroom 2 Skirting Board:

Link to Bullnose Solid Oak Skirting Boards (3m): <https://www.ukoakdoors.co.uk/bullnose-solid-oak-skirting-boards-3m>

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

4 and 6

4 The new window cills hereby approved shall match the design and details of the existing cills. Prior to the installation of the new cills, detailed vertical section drawings at a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The joinery shall then be installed only in strict accordance with the approved details.
Reason: To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the listed building and to comply with policy BE1 of the Vale of Aylesbury Local Plan (2021) and the National Planning Policy Framework.

6 Prior to the installation of the replacement skirting boards and door, the details of the proposed replacement skirting boards and door shall be submitted to and approved in writing by the Local Planning Authority. These shall then be installed only in strict accordance with the approved details.
Reason: To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the listed building and to comply with policy BE1 of the Vale of Aylesbury Local Plan (2021) and the National Planning Policy Framework.

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

02/10/2023

Has the development been completed?

Yes

No

If Yes, please state when the development was completed (date must be pre-application submission)

31/01/2024

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

If Yes, please indicate which part of the condition your application relates to

The conditions we are referring to are number 4 and 6.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Bathroom door: Replace modern bathroom door with a Solid Oak Ledge And Brace Door to match the age and style of the property.

Link: <https://www.ukoakdoors.co.uk/ledge-and-brace-solid-oak-door>

Skirting boards: Replace modern skirting with Bullnose Solid Oak Skirting Boards

Link: <https://www.ukoakdoors.co.uk/bullnose-solid-oak-skirting-boards-3m>

Window Cill repair in hardwood. I have attached drawings to this application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

23/02285/LB3

Date (must be pre-application submission)

05/09/2023

Details of the pre-application advice received

I will attach the full report but items discussed on the day were:

Upgrading the kitchen and bathroom

Upgrading and rewiring electrical.

Damp-proofing.

Repairs to internal plaster finishes.

Replacement of rotten sills.

Installation of log-burner.

General cosmetic improvements.

Replacement of door locks.

Draught-proofing.

Repairs to thatch.

Installation of firewall in loft.

Tree management.

Curtilage status of outbuildings.

With regards to the items relevant to this discharge of conditions:

Replacement of rotten sills

The existing windows are two and three-light, leaded casements with timber reveals and sills. The sills have largely rotten through unfortunately and will need like-for-like replacements. This is acceptable in principle but will need consent to ensure that the details are correct.

Maintenance should be a priority for the remainder of the timber reveals to prevent their deterioration, and care should be taken to prevent damage to the historic glass, particularly during the replacement of the sills.

General cosmetic improvements

The suggested cosmetic improvements such as recarpeting the first floor, installing hardwood flooring in the lounge, new tiling in the kitchen, and repainting/redecorating walls and ceilings, would not require listed building consent. The flooring throughout the cottage is not historically significant with the ground floor being a cement slab and the first floor boarding being of no great age. Should the walls and ceilings prove to be lime plaster, breathable paints are the best approach. However, if the walls are gypsum plaster, paint finishes are of less concern.

Replacement of the skirting boards and doors which are not historic is unlikely to pose an issue but is considered an alteration and would require listed building consent.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Sheffield

Date

22/03/2024