



18.04.24

Dean Cottage  
Dippenhall Street  
Crandall  
Farnham Surrey  
GU10 5NY

Dear Sirs

**Planning Application Reference 23/02166/LBC Dean Cottage**

With reference to the above Planning Listed Building Consent, we have the pleasure in submitting updated & amended information in response to the Refusal Notice Dated 16.02.2024. Case Reference PP12487305

We have carefully read the 2 No refusal elements, which are as follows;

*1.0 Insufficient information has been submitted to allow the Local Planning Authority to consider the impact of the proposals on the significance of the designated heritage asset. As such, the proposal would fail the legislative requirements of section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy tests of Section 16 of the 2023 National Planning Policy Framework, the local policy tests of Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and Policy GEN1 of the Hart Local Plan 1996-2006 Saved Policies.*

*2.0 The proposed replacement windows, due to the standard double-glazed units and proposed cement fixing within the reveals, would result in harm to the significance of the listed building. As such, the proposal would fail the national policy tests of Section 16 of the 2023 National Planning Policy Framework, the local policy tests of Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and Policy GEN1 of the Hart Local Plan 1996-2006 Saved Policies.*

In relation to the above we have engaged with a Heritage Surveying Specialist, Bosence Associates Ltd, who have undertaken a detailed report, upon the age & condition of the windows & door sets, together recommendations on fixing within the reveals.

This information has also been supported by a complete set of detailed Elevations, Sections & Typical Full-Size Details indicating the Design of the slimline double-glazed windows, all of which are referenced back to the Bosence Associates Report.

We therefore have the pleasure in submitting the attached information as part of a new Listed Building Consent Application for your consideration.

- 1.0 Existing & Proposed Plans & Elevations N040 0-1 EL Revision A
- 2.0 Detailed Elevation Front Bedroom Window N040 1 BDW
- 3.0 Detailed Elevations Rear Kitchen & Side Windows N040 0-1 KW
- 4.0 Detailed Elevations 1<sup>st</sup> Floor Bathroom Window & Ground Floor WC Window N040 0-1 BWW
- 5.0 Detailed Elevations Rear Door Sets N040 0 RDO
- 6.0 Typical Window Frame Detail N040 0 TWF
- 7.0 Typical Door Frame Detail N040 0 TDS
- 8.0 Bosence Associates Guidance Notes Revision A

If you require any further information, please do not hesitate to contact us & We hope the attached is satisfactory & this offers you enough information to positively consider our application.

Kind Regards

Steve Thompson

Sequel Consulting Ltd