


UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER

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 Website www.uttlesford.gov.uk
Application for Listed Building Consent for alterations, extension or demolition of a listed building
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

Mrs

First name

Jacqueline

Surname

Haxton

Company Name

Address

Address line 1

Chestnuts

Address line 2

High Street

Address line 3

Great Chesterford

Town/City

Saffron Walden

County

Country

United Kingdom

Postcode

CB10 1PL

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 Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

To replace existing c.1970/80's Boulton & Paul softwood single glazed storm proof casement windows at the property: Chestnuts, High Street, Great Chesterford, Saffron Walden, Essex, CB10 1PL. The existing windows are a modern, storm proof casement design, comprising of full height side hung opening casements alongside lower fixed casements with top hung fanlights above. The windows have deteriorated considerably and would be replaced with sympathetic timber replacements. The replacement windows would be slim profile traditional flush casement timber windows with the modern top hung fanlights removed. They would have an increased depth traditional casement bottom rail with astragal 22mm glazing bars. The existing glazing bar configuration would remain, and the windows installed to the same external reveal position. These would be glazed with slim, 16mm argon filled double glazed units with black spacer bars. Given that Chestnuts is a Grade 2 listed property, every effort has been considered to not only improve thermal efficiency, security and 'Means of Escape' in bedrooms but to also ensure that the replacement windows are in keeping with the character of the building and surrounding area.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Existing windows are c. 1970/80's Boulton & Paul softwood single glazed storm proof casement windows, comprising of full height side hung opening casements alongside lower fixed casements with top hung fanlights above and painted finish.

Proposed materials and finishes:

The replacement windows would be slim profile traditional flush casement timber windows with the modern top hung fanlights removed. They would have an increased depth traditional casement bottom rail with astragal 22mm glazing bars. The existing glazing bar configuration would remain, and the windows installed to the same external reveal position. These would be glazed with slim, 16mm argon filled double glazed units with black spacer bars. Given that Chestnuts is a Grade 2 listed property, every effort has been considered to not only improve thermal efficiency, security, and 'Means of Escape' in bedrooms but to also ensure that the replacement windows are in keeping with the character of the building and surrounding area. The windows will have a paint finish.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

1. CAD drawing of a representative proposed window. The front elevation study window at the front of the house has been used as the master drawing.
2. Photo of existing front study window, which you will see has significantly deteriorated.
3. Two photos of example window we are proposing to install.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

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

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for Listed building consent 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

Jacqueline Haxton

Date

12/04/2024