do-not-
reply@ambervalley.gov.uk

From:do-not-reply@ambervalley.gov.uk
Sent:5 Sep 2021 12:21:27 +0100
To:Development
Subject:Online submission - comment on a planning application

Submitted via www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/comment-form

Application details:AVA/2021/0722

Demolition of existing habitable accommodation, construction of new single storey extension and replacement of existing windows. (may affect the setting of a listed building)**Title:**Mrs**Do you want the comment you are about to submit to be shown on our website?**

[redacted]

applicable): Kirk Langley Parish Council**Do you wish to object?**No**Grounds for objection:**

General comments: There is no objection in broad principle to the development, subject to the application of
the relevant policies of the Neighbourhood plan, in particular HOUS 5 and HER2. The Parish
Council is unable to comment further in relation to the question as to whether or not this proposal is an acceptable development for this Grade 11 listed building, because of the technical issues involved, such as scale, roofline and so on.
These observations reflect on the document referred to as “Letter Planning Application and
Listed Building Applications...” doc. No. 1124227. Under the heading: “Reasons for refusal of
previous planning application and listed building consent: the second bullet point states “...the use of render (was) highlighted as (an) issue(s)”. The letter then describes the various
ways in which the planning officer’s objections have or may be resolved and gives the impression that the local vernacular will be respected. Although the letter refers to the use of brick and slate and makes no reference to render, the drawings are inconsistent with this
statement. In particular, Doc. 1124235 “proposed elevation” refers to “plain clay roof tiles
or slate to match existing” and on the walls “lightly textured white or cream render”, in places. The heading “current proposal” in bullet point 5 of the letter states that there is an

intention to replace the windows in the existing cottage with UPVC flush casements (light
French Grey or similar).
Although the references to the Neighbourhood Plan in the letter are welcomed, the use of render, clay tiles and grey windows are not consistent with the local vernacular, let alone being acceptable for a grade 11 listed building. The use of UPVC is also an area of concern
for this particular building.
Langley Barton is an important and prominent building within the conservation area of Kirk
Langley village. The conservation area has already been degraded by recent building developments. It is vitally important to not only retain, but also improve its historical character, where possible.**Confirm you are human:GDPRTick this box to confirm that you have read and understood the above:**True