DEVELOPMENT SERVICES
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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning 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: 74

Suffix:

Property Name:

Address Line 1: Hopping Hill

Address Line 2: Milford

Address Line 3: Derbyshire

Town/city: Belper

Postcode: DE56 0RL

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

Easting (x): 434837

Northing (y): 345588

Description:

Applicant Details

Name/Company

Title

Dr

First name

Paul

Surname

Lynch

Company Name

Address

Address line 1

74 Hopping Hill

Address line 2

-

Address line 3

Town/City

Milford

County

Country

United Kingdom

Postcode

DE56 0RL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

This planning application in relation to 74 Hopping Hill is being made because the property falls within the Belper and Milford Conservation Area and the Derwent Valley Mills World Heritage Site and is therefore subject to an Article 4 (2) direction. The proposed works are the replacement of all the current external windows and doors of this property, primarily this is because

- of varying degrees of wood rot in the windows and doors.
- many of the windows can no longer be safely opened and closed, which compromises the ability to ventilate the building and difficulties opening the doors in the winter.
- a desire to enhance the security of the windows and doors.
- a need to improve the thermal efficiency of the property.
- a desire to enhance the overall appearance of the property

It is proposed that the replacement wooden windows and doors will be of bespoke manufacture by Gowercroft Joinery (Alfreton), from their Heritage Range, which are designed around an 8.3mm thick vacuum glazing units which are appropriate for listed properties or those in conservation areas. The replacement windows and doors will be constructed of Accoya Timber which is durable and dimensionally stable with a 10 year guarantee providing a long-term solution to the problems of root and poor function due to warping and swelling of the current windows and doors.

The replacement of the windows particularly at the rear property has the opportunity for 'Conservation Gain' as the windows appear to be of different ages, some of which already include vacuum insulated glazing (in excess of 10mm thick) with a resultant variety of widths of glazing bars. The proposed replacement of all the windows will therefore provide an opportunity to restore an architectural unity to the building and enhance the buildings historic character and overall appearance.

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

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

Type:
Windows

Existing materials and finishes:
The windows on the front elevation of the property are all made of soft wood, probably pine, with single pane glass and lead sash weights. At the back of the property the sash window to the lounge (Rear elevation window W6) is of the same materials as the windows at the front of the property, while the sash window in the bathroom (Rear elevation window W5) is newer and made of softwood, probably either pine or spruce, with sealed double glazing with obscured (small hammered) glass, and lead sash weights. All but one of the casement windows at the rear and side elevations of the property are made of softwood, probably either pine or spruce, with sealed double-glazing. The final window at the rear of the house (Rear elevation window W8) has a soft wood, probably pine frame, a metal casement and single pane glass. All the windows are painted with Dulux Weathershield all the windows on the rear and side elevations are the equivalent of 'Celtic cream' in colour. The sashes of the windows on the front elevation are the equivalent of 'Celtic cream' in colour and the frames are the equivalent of 'Heathland' All the existing sash windows have brass hook fasteners and brass sash lifts, with the exception of those on the bathroom window (Rear elevation window W5) which have a chrome finish. All the sash windows are fitted with sash screw locks. The casement windows have as appropriate metal handles and stays with a white enamel finish and integrated locks.

Proposed materials and finishes:
All the replacement windows will be made of Accoya, this is wood from Pinus radiata, from sustainable forests, which undergoes acetylation, a non-toxic process, resulting in timber which is extremely durable and dimensionally stable, meaning that it will not be subject to warping, swelling or shrinking, regardless of the weather conditions, therefore the operation of the windows will not be compromised and only minimal maintenance will be required. The acetylation process also makes Accoya highly resistant to rot, insects and harsh weather conditions, resulting in a lifespan of up to 50 years. Accoya timber is more thermally efficient than either hardwoods or softwoods and is fully Forest Stewardship Council (FSC) certified. This timber also acts as a net carbon sink, as it takes 28 years to grow to maturity and has a minimum expected lifespan of 50 years, so carbon is locked into the joinery while more is extracted from the atmosphere by the replacement trees. The glazing system to be used in the proposed replacement windows will LandVac, with a glass specification of 8.3mm vacuum cavity, it is looks almost indistinguishable from single glazing, it has no double reflection and will provide a visual improvement to the windows in the property which have previously been fitted with more 'traditional' double glazing units, which are wider and have a double reflection. There are micro-spaces within the glass to ensure the mechanical integrity of the glass, but there are eight times fewer than in other vacuum insulated glazing units and they are semi-transparent grey in colour. This glass comes with a 15 year guarantee which gives long-tern assurance which indicates a low rate of produce degradation. The proposed glazing has an impressive centre pane U-value of 0.4. This will alleviate the condensation issues associated with the existing windows. Importantly compared with single glazed alternatives the replacement windows which are proposed here by Growecroft have been demonstrated through cradle-to-grave LINA LCA testing to deliver in the region of 10,000 Kg CO2 saving over their total life-span. All the windows will have a water based microporous paint finish, Arkwright Off White, which flexes with the timber and is guaranteed not to need repainting for 10 years. The sash windows will have the following ironmongery 2 x Angel Ventlocks, 2 x Anvil Period Sash Lift, 4 x Anvil Period Standard Pulley 75KG Square End (Winston & Chatsworth), 2 x Anvil Prestbury Standard Hook Fastener in Aged Brass and 1 x Lead Weights in and 1 x Yale Trickle Vent - EA 4000 with Flyscreen in Cream The as the Anvil Period Sash Lifts and Anvil Prestbury Standard Hook Fastener on the bathroom window (Rear elevation window W5) will have have a chrome finish

Type:
Doors

Existing materials and finishes:
The door on the front elevation of the property is made of pine, of the 6 single glazed panes in the door one appears to be Pilkington Glass 'Arctic' and the remaining are of an older 'hammered' design. The ironmongery associated with the door are two metal hinges, brass doorknobs, a brass letterplate and brass house numbers, a brass Yale type lock and a Union type lever rim lock. The door is painted with Dulux Weathershield equivalent of 'Heathland' in colour. The door on the back elevation of the property is made of pine or spruce. The single pane in the door is sealed double-glazed unit. The ironmongery associated with the door are two metal hinges, brass doorknobs, a brass Yale type lock, a brass rim lock and a brass bolt. The door is painted with Dulux Weathershield equivalent of 'Celtic cream' in colour. The door frames of both doors are pine and painted with Dulux Weathershield equivalent of 'Celtic cream' in colour.

Proposed materials and finishes:
The proposed replacement doors will also be constructed of Accoya wood, which noted previously in the context of the windows is stable wood product which is low maintenance and environmentally sustainable. The glazing system to be used in the proposed replacement doors will be LandVac, as fully described in the context of the proposed replacement windows. The glass in the door in the front elevation will be obscured. The panels in the replacement doors will be of insulated sandwich panels Both doors will have full multipoint locking system and ball-butt hinges which will provide significantly enhanced security compared with the current doors. The other associated ironmongery will include 1 x CD Architectural Letterplate (door on front elevation), 1 x CD Heritage Door Handle Pair (BPW 32mm x 11.5mm) in Antique Black and 3 x CD Door Butt Hinge 102mm Radius Corner, 1 x HD Inward Opening Thermally Broken Threshold in Black and 1 x CD 3540 Brisant

Ultion 3-Star Euro Cylinder (Keyed Alike across Project). In Polished Nickel and 1 x Lock Type in Standard Lock and 1 x Yale Trickle Vent - EA 4000 (Canopy included) in Cream with multi-point locking system Both doors will have a water based microporous paint finish which flexes with the timber and is guaranteed not to need repainting for 10 years. The door on the front elevation will be in Moss Green and door on the rear elevation will be in Arkwright Off-White and the door frames will both be in Arkwright Off-White.

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

- [x] Yes
- [ ] No

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

1. Elevations of 74 Hopping Hill
2. Current and replacement windows and doors at 74 Hopping Hill, Milford
3. Heritage Statement
4. Data and section details for replacement casement windows (Richmond)
5. Data and section details for replacement sash windows (Winston)
6. Replacement door - door sill details
7. Replacement door, boarded panel and vision panel details
8. Replacement door horizontal side panel details
9. Replacement door open in horizontal cross sections
10. Replacement door panel options
11. Replacement door internal rail options.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

Is any of the land to which the application relates part of an Agricultural Holding?

◯ 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

Dr

First Name

Paul

Surname

Lynch

Declaration Date

28/11/2025

☑ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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 Lynch

Date

28/11/2025