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Subject:**External Email**Fwd: QPC Response to AVA/2025/0799 - Park Nook Grange - Registered 9 December 2025

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Please see below QPC response
Parish Clerk

AVA/2025/0799 – Park Nook Grange

This application is in Green Belt and the Quarndon (Park Nook) Conservation Area. The main visual impacts of the proposed alterations will be the addition of a double-height steel-clad bay window to the lounge and bedroom on the east elevation of the house, and black millboard cladding of the pool room and garage (which are both currently red brick).

It is the QPC's opinion that these, and the various other minor alterations to the property proposed by this application, will not detract from the Conservation Area sufficiently to contravene AVBC Local Plan Policy EN27.

The QPC therefore has no objection to this application.

The Quarndon Neighbourhood Plan together with the (2006 saved) AVBC Local Plan forms the statutory Development Plan for Quarndon. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise.