JSA Architects

To: Development Management

Amber Valley Borough Council
Town Hall
Market Place
Ripley
DE5 3BT

www.jsa.design
hello@jsa.design
01527 313746

Heart of the Country Village,
London Road A38,
Swinfen,
Lichfield, WS14 9QR

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RE: Wallstones Old Farmhouse, Rood Lane, Idridgehay, DE56 2SS - Applications for planning permission and listed building consent

We write on behalf of the Clifford family to submit applications for planning permission and listed building consent for a single-storey rear extension, conservation rooflights, a garage set into the rising ground and associated works at Wallstones Old Farmhouse.

Before making these applications, we sought the Council's advice on the proposals and their implications for the Grade II listed building. Our pre-application enquiry was submitted on 28 September 2026 with a Design and Access Statement and existing and proposed drawings. We also asked the Council to confirm the anticipated response time.. A subsequent acknowledgement, dated 2 October 2026, recorded reference COR/2026/0088 and named Alex Shaw as case officer.

Despite subsequent reminders, we have received no substantive pre-application advice to date. The applicants have therefore decided to proceed with formal applications so that the proposals can be considered through the statutory process. Please retain this letter on both application files as a record of the applicants' efforts to obtain advice before submission.

The proposals seek to improve the house's accommodation, daylight and relationship with the garden through carefully considered changes informed by an assessment of its historic development and significance. The design approach includes a low rear extension, retention of the stone surround to the kitchen arch used for the proposed connection, and a garage set into the hillside to limit its visual presence.

The accompanying evidence includes a Statement of Significance and an application support report by Maxwell Craven, architectural historian and heritage consultant. His supporting report describes the scheme assessed as "tactful and ingenious" and identifies "very little harm" to the house and its setting. These documents provide a detailed basis for considering the proposals' effects on the building and should be read alongside the Design and Access Statement and application drawings.

We would welcome discussion with the case officer and the Council's conservation adviser. Please raise any concerns or requests for further information early in the determination process so that we have an opportunity to respond. We would welcome a site meeting if that would assist the assessment.

Warm regards,

JSA Architects