



Caroline Scott  
Buckland Parish Council  
Lye End Farm  
Sandon  
SG9 0RS

Date: 6th November 2024  
Our Ref: 3/24/1480/LBC  
Please ask for: Elizabeth Oswick  
Telephone:  
Email: [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

## Notice of Decision Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

Dear Sir/Madam

**APPLICATION:** 3/24/1480/LBC

**PROPOSAL:** Replacement kitchen and basement windows with similar to existing.

**AT:** Popeswell Chipping Hertfordshire SG9 0PQ

**FOR:** Mr Ralph Wilby

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 6th November 2024 and it was decided to **Grant Consent subject to Conditions** subject to the following:

1. The works to which this consent relates shall be begun no later than the expiration of three years beginning with the date on which this consent is granted.  
Reason  
To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended).
2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.  
Reason  
To ensure the development is carried out in accordance with the approved plans, drawings and specifications.
3. Prior to any building works being first commenced, detailed drawings of the new and/or replacement window(s) including a section (1:20) of the glazing bars and frame moulding (if applicable), which it is proposed to install, clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill detail shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.  
Reason  
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

4. Following completion of the building operations for which consent is hereby granted, all 'making good' of the existing building shall be carried out in materials which closely match those used in the existing building to the satisfaction of the Local Planning Authority.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

**Informatives:**

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.

2. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that consent should be granted.

**This Decision Relates to Plan Numbers:**

Location Plan (Location Plan)

Block Plan (Block Plan)

DESIGN AND ACCESS STATEMENT (Other)

NE-1 (Elevations - Proposed)

RW-1 (Window Details)

SE-1 (Elevations - Proposed)

Yours sincerely

A handwritten signature in black ink, consisting of a stylized, cursive 'S' shape.

On Behalf Of Development Management