



**South
Derbyshire**
District Council

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www.southderbyshire.gov.uk

Email: planning@southderbyshire.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	19
Suffix	
Property Name	
Address Line 1	Aston Hall Drive
Address Line 2	Aston-on-trent
Address Line 3	Derbyshire
Town/city	Derby
Postcode	DE72 2DD

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

Easting (x)	Northing (y)
441478	329212

Description

Applicant Details

Name/Company

Title

Dr

First name

Stefan

Surname

Valdinger

Company Name

Address

Address line 1

19

Address line 2

Aston Hall Drive

Address line 3

Aston On Trent

Town/City

Derby

County

Country

Postcode

DE72 2DD

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

There are two key elements to this proposal. Firstly we propose to replace the existing windows (some of which are suffering from various states of decay and rot) with Residence 9 windows. These would be colour matched to the existing scheme and also have the same Georgian bar appearance that has been used for the current windows. Secondly, we would like to replace the French windows in our living room with the same windows that are used in the rest of the house, filling in the gap below these new windows with a wall that would be blended into the existing structure and rendered accordingly. This would make the external appearance of our house more consistent with the attached neighbouring properties that border the same garden space.

The residence 9 windows have been used successfully to mimic the appearance of wooden windows in a range of conservations areas, including within south Derbyshire - so there is extensive precedent for their use in this sort of property. We have had discussions with our neighbours who are also interested in replacing their windows in due course, and are keen to use the same product. This would allow us to maintain a consistent appearance that is sympathetic to the heritage of the building, using a more sustainable and robust product than the existing wooden windows.

The existing collection of buildings has a variety of different types of wooden windows, some of which are Georgian bar and some of which are single pain. There is also a range of quality of wood used, with some of the windows clearly degrading despite having received regularly maintenance. The hard-wearing Residence product is a better option for our properties going forward. It addresses the key heritage requirements by maintaining an authentic wooden look and feel, are easier to maintain and will have better longevity (as evidenced by the degradation of the existing windows), and will also have a much better heat retention profile and consequently be environmentally superior to the wooden alternative.

We would encourage anyone involved in considering this proposal to arrange a site visit to see the specific areas involved.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

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

Type:

Windows

Existing materials and finishes:

The existing windows are made from a range of different quality woods. All have Georgian bar decoration. There is variation in the existing windows with some being double glazed, and some being single glazed.

Proposed materials and finishes:

The proposal is to replace the existing windows with Residence 9 composite windows, with Georgian bar decoration, colour matched to the existing windows. The Residence 9 product information is included within this planning application

Type:

External walls

Existing materials and finishes:

The living room currently has French windows which are single pane and do not match with the appearance of the windows of the rest of the building or the neighbouring properties.

Proposed materials and finishes:

We propose to replace with windows with residence 9 windows, with a new wall built underneath to support them. The new windows would align with the existing ground floor windows along the rest of the property giving a more consistent external appearance. The wall would be rendered to blend in seamlessly with the existing external wall. A document from the window supplier (Abbey Glass) who have been engaged to carry out the window replacements and associated building works is attached to this application. This provides information on the materials to be used.

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

☒ Yes

☐ No

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

As documented above, I have included documentation relating to the Residence windows to be used, as well as a plan for the structural changes to add a new wall supporting the new windows in the living room

Pedestrian and Vehicle Access, Roads and Rights of Way

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

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
☒ No

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

- ☐ Yes
☒ No

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

09/12/2022

Details of the pre-application advice received

Email discussion about the acceptability of Residence windows in the conservation area.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Stefan

Surname

Valdinger

Declaration Date

29/03/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Stefan Valdinger

Date

29/03/2023