24/01053/HHFUL & 24/01054/LBC - Allanby Cottage, Thicket Road, Houghton

10th April 2025

Hello,

In the conditions attached to the planning application I would like to confirm a number of the points raised, I am looking to get these discharged in a timely manner so I can progress whilst we now have good weather. I also have some roof tile samples for you to review which I will drop into the office for you to review.

1. Roof tiles

Condition 4.
No roofs shall be constructed until a physical sample of the type and source of roof covering materials (triple roll pantile) have been submitted to and approved in writing by the Local Planning Authority. The Roof shall thereafter be constructed only in accordance with the approved details. For the avoidance of doubt product literature on its own is not sufficient to meet this condition.
Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Condition 6:
Existing tiles shall be carefully removed from the building inspected for defects and stacked for reuse, Pantiles shall be reused if the fixing hole is intact, there is no serious pitting on either face they are not crumbling or delaminating are free on the good face of hard cement encrustation. Nail should be aluminium or copper. The balance to replace those unsuitable for re-roofing to be made up with second hand tiles to precisely match the existing.
Reason: To avoid harm to the special interest and to safeguard the character of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

To confirm that I will be reusing as many of the existing roof tiles as possible and removing only those that are blown or broken. We have discovered, on careful removal and inspection, that some of the tiles were damaged therefore causing the leaks across the roof. The roof structure itself will not be changing, I just need to fill in the gap where the 1 meter by 1 meter corner extension is with reclaimed pantiles following the flow of the roof. I will be replacing those with sourced reclaimed pantiles and I have samples which I will be dropping into your offices today 10t6h April 2025 along with a copy of this letter and discharge application form.

a) *A tile that has been removed for inspection that has been blown so is no longer of use and will not be fitted back onto the roof*
b) *A reclaimed tile that was already existing on the building that we will reuse along with the additional tiles that were found in the garage from the previous owners*
c) *A reclaimed pantile that we have purchased to match the buildings existing roof*

We have some more of these reclaimed tiles that were already in the garage when I purchased the house. Should we need any more we will get like for like reclaimed tiles and choose a buff colour to match in as closely as possible to preserve the look and feel of the building.
I will of course make sure to use aluminium or copper nails.

Here is an image of the roof prior to inspection and removal of tiles to understand what we were dealing with and the same tiles will be replaced and made up with any reclaimed tiles where needed:



2. Roof Structure

   Condition 5.
   Prior to the demolition of the roof structure, a 1:10 scale constructional section drawing and plan shall be submitted to illustrate the proposed new roof structure and the location of the insulation and plasterboard within the new roof. The drawing shall accurately indicate the existing line of the roof of the adjacent building and should illustrate that the line of the proposed roof will not exceed the height of the existing roof.

   Reason: To avoid harm to the special interest and to safeguard the character of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

To confirm, we will NOT be demolishing any of the roof structure, all the timber rafters when inspected are thankfully of good condition. After inspection, the reason the roof was leaking in the first place was due to roof batons that were not weather treated and the felt was very poor. We will NOT change any of the structure underneath the roof tiles and the existing line of the roof remains the same. This will not be changed and I'm unsure why the application came across in this way? Apologies for any confusion there! It was never my intention to demolish the roof, I just wanted to put it into a good state of repair to stop it from leaking which was causing water ingress on the walls and the ceiling inside. Until inspection, we didn't know the state the rafters would be in and thankfully they are all okay! So it is a job of just replacing blown tiles ontop of the existing structure, re-felting and getting some weatherproof batons.

The only area we need to add a new rafter to is the front right hand corner where there is a gap and follow the line of the roof and existing rafter to finish off. This is 1 meter by 1 metre.

The existing line of the roof remains exactly the same and we have not needed to reconstruct or change this in any way. We just need to replace the batons running across on top of the rafters,

which when inspected, were not made of treated wood, therefore causing leaks and re-felt to protect.

The insulation that will be used is king span insulation 90mm in between the rafters and insulated plasterboard will be used at 35mm thick

3. Window to front

Condition 3.
The materials to be used for the window to the front of the outbuilding hereby permitted shall be as detailed on the Existing and Proposed Floor Plans & Elevations 2405-01-002 Rev D received by the Local Planning Authority on 25th September 2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

To confirm, a wooden window has been constructed and purchased from a specialist supplier in accordance with the details submitted on the existing and proposed floor plans and elevations 2405-01-002.

Condition 1.
The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

We are looking to start asap

Condition 2
The works hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to ensure that the works are carried out in accordance with the approved plans.

The work is being carried out in accordance to the plans submitted and approved.

Thank You!

[redacted]

[redacted]