

Castlemans Cottage
Bath Road
Knowl Hill
RG10 9UT

26th April 2025

Dear Sir or Madam,

Re: Castlemans Cottage Roof Repairs (PP-13905061)

This letter intends to set out the context of how and why this application has reached you today. We have discussed our situation with Built Heritage Officer [REDACTED] who suggested we progress with the approach as laid out in this application, to bring this situation to the most satisfactory conclusion possible, at the most efficient pace. Please contact [REDACTED] or us directly with any issues you identify during validation.

We as the applicants have prepared this submission and have endeavoured to meet all the validation requirements, while on Diplomatic Posting in Singapore with the Foreign Commonwealth & Development Office. We have sought advice from heritage and conservation consultants, specialist structural engineers, roofers and carpenters, all with vastly more experience with listed buildings than ourselves. We have completed the Preliminary Roost Assessment and no roosts were found. We are yet to receive the formal report but have started discussions with ecologists on how best to meet Natural England's requirements.

A detailed timeline is included in our application, but in short, for over 6 weeks now, our home has been without a roof covering, leaving the roof structure exposed, significantly disrupting the lives of our tenants, their young family and our immediate neighbours. Original plans for localised patch repairs, at an estimated cost of £6000, have drastically spiralled to much more extensive work, quoted at over £55,000, increasing weekly with the extended use of a "tin hat" scaffold which is the only protection our home currently has from the elements. We have scrambled to get in-line with the permissions needed and although we have not been able to sequence this perfectly due to the order in which we have become fully aware of the issues, we hope our earnest efforts to follow due process and adhere to the law is clear for all to see.

We are doing our best to manage an incredibly stressful situation that has pushed us well beyond our financial means. Our roof was deemed unsafe, not weathertight and threatened the integrity of our home. Weighing heavily on our minds is our responsibility to our new tenants to have the roof reinstalled as soon as possible, as well as our determination to solve this problem responsibly, ensuring issues are not passed on to future owners, as has been done to us.

We look forward to hearing from you.

Yours sincerely,

Ashley Bryant and Kate Carson

