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Toll Gate Cottage

Application Number 260745

Dear Sir / Madam,

Following your notification of invalid application, please find below a description of the Planning Condition to which this application relates and the reason(s) for the discharge of the condition.

Planning Condition 4 states the following:

"Rooflights – Notwithstanding the details hereby approved, no works shall be undertaken in respect of preparation for or installation of the rooflight windows until details of the windows (showing their suitability for being fitted flush with the adjacent roofing so as not to project above the plane of the roof slope in which they are located) have been submitted to and approved in writing by the local planning authority. The rooflight windows shall be constructed in full accordance with such details as may be so-approved and thereafter shall be so-retained.

Reason: In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24."

This application seeks to discharge the condition by illustrating how the rooflights will sit flush in the roof plane as required. We require this condition to be discharged so that related works can commence on site.

For any other queries, please let me know.

Kind Regards,
Sarah Hunter

Architect

Napier Clarke Architects

2026 RIBA Regional Awards, South - Shortlist
2026 RIBA Regional Awards, East - Shortlist
2024 RIBA Regional Awards, West Midlands - Winner
2024 Civic Trust Awards – Winner
2023 AJ Awards, Civic Building Award - Shortlist
2023 Brick Awards, Public Building – Winner
2023 Brick Awards, Individual house – Shortlist
2023 Buckinghamshire Design Awards, Unique Building – Runner up
2022 AYA Individual House Architect of the year - Shortlist
2022 Manser Award - Shortlist
2022 British Homes Awards – Highly Commended
2022 Brick Awards – Winner
2021 RIBA Regional Awards - Winner
2021 Chiltern Awards 'Best Green Building'
2020 RIBA Journal Future Winners