

Statutory Declaration

I Graham King of Tinkers Cottage, Dane End, Therfield, Royston, SG8 9RH **DO SOLEMNLY AND SINCERELY DECLARE** as follows:

I brought Tinkers Cottage in 2016. Since 2016 to date I have looked after Tinkers Cottage to maintain it to a high standard and not let the property fall into disrepair.

Prior to my purchase of Tinkers Cottage, the property had undergone two extensions. One to each side of the original house. Within these extended parts many of the windows were double glazed as approved in previous planning permissions and discharge of condition applications.

The windows principally to the main portion of the historic part of the house were of poor quality with secondary glazing fitted internally due to the windows being poorly fitted and single glazed with float glass. These windows are believed to be from the 1980's and not of historic fabric.

In 2018, I decided to replace the modern single glazed windows which had secondary glazing with new handmade timber windows of the same design but with slim double glazed units. Due to not replacing all the windows in the house, I was under the impression this constituted maintenance which did not require Listed Building Consent. I have now been informed that this is not correct and Listed Building Consent is required.

Between December 2018 and March 2019 I had a local joiner make and install the new windows and front door on a like for like basis.

The new windows and front door are handmade by a professional local joiner. Following installation, I painted the windows by hand to gain a suitable finish to the timber. I chose not to have the windows sprayed as this would have appeared artificial rather than handmade.

Wanting to have windows of the same design as those being removed and those previously fitted to the extended portions of the house, I requested the new windows to be double glazed timber casement. All glazing bars and frames are of the same design and size to those removed. The double glazed units were chosen at 18mm which are slimmer than conventional glazed windows to provide a suitable appearance when viewed. Such double glazed units are almost unnoticeable.

The fitting of these new handmade windows meant we could remove the secondary glazing which was made and installed by Everest Windows. The aluminium secondary glazing detracted from the appearance of the house when viewed internally and externally. These units were crudely screwed into the timber window frames and finished with silicon to seal the surrounds.

The new windows are identical in size and design as those removed and believed to be from the 1980's. Submitted with the Listed Building Application is the sales brochure of the house from 2016. These show the windows to be of the same design as the new.

When changing the windows, no historic material was removed from the building. We simply removed the 1980's windows and Everest installed double glazing. When we changed the front door, the door removed was relatively light weight and not of age. It was not an old door and appeared to have only been painted a few times and had modern ironwork for its hinges, handle and lock.

The replacement front door opens outward instead of inward. But it is made in the same configuration of matching the same width and number of vertical boards and horizontal back bracing.

In 2021, during the Covid Lockdown, I employed a local builder to extend the extended portion of the house to facilitate a more logical internal layout within this modern part of the house. The alterations made were not to the historic part of the house.

This extension projects approximately 1.5metres from the rear of the previous extension. It does not adjoin any part of the historic fabric of the building. The extension it abuts to was granted planning permission under reference 85/00819/1.

The 1.5metre deep extension is built in the same construction as that built under reference 85/00819/1. It is built from timber frame with render walls under a tiled roof.

At the time of building the extension, I employed the same local Joiner I had used in 2018/2019 to make a new window to match those made previously to use within the extension.

My understanding at the time in 2021 was that the modern existing extension was not listed, and as such did not require planning permission or listed building consent. I thought due to its limited size, it was permitted development.

However, whilst preparing the house for sale, I have taken advice and realize that the extension is not permitted development due to being an extension on an extension and the extended part of the house also being part of the Listed Building.

At no point have I removed any historic fabric from the building. The house has been meticulously maintained and only high quality workmanship taken place.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

Declared by the said Graham King

[Redacted Signature]

This 11th day of September 2025

Before me,

[Redacted Signature]

[Redacted Signature]

A Commissioner for Oaths/Solicitor empowered to administer Oaths

Zen Thompson
Solicitor
Curwens
7 High Street, Royston SG8 9AA