

DESIGN & HERITAGE STATEMENT

Project: New Garden Room –
as revision to previously approved application 25/02070/LBC
At: 5 Westbury Farm Close
Offley
SG5 3FL
Client: Mr & Mrs Carter

Project No: 24340

- 1.1 Listed building (25/02070/LBC) and householder planning (25/02069/FPH) approvals were granted for a single storey side garden room extension in October 2025.
- 1.2 This new listed building application seeks to obtain approval of minor amendments to the approved scheme, comprising:
 - i. The addition of an external flue through the flat roof to serve a log burning stove.
 - ii. The re-positioning of a slot window on the 'End Elevation C' to create suitable internal space to accommodate the log burner.
- 1.3 Preliminary enquiries were made with the Planning and Conservation Officers, and the following advice was received from Mark Simmonds regarding the listed building situation:

"In my opinion, had the extension already been built and the flue was then added I would probably have taken the view that the flue would not, on its own, affect the listed building's special character, thus, would not necessarily have required LBC.

However, considering the extension has not been built and if also considering the slight repositioning of the slot window on the 'end elevation C', I suggest that a fresh LBC is submitted for the complete scheme."
- 1.4 No other changes to the approved scheme are sought, other than those outlined above.
- 1.5 These amendments are of a minor nature, and as acknowledged would not affect the listed building's special character. They also do not alter the overall design principle of the of the previous approval.

