

Chantry House,
31 West End,
Ashwell,
Herts,
SG7 5PH.
07768 778 758
David.kilborn@me.com

Development and Conservation,
North Herts Council,
PO Box 7075,
Manchester,
M28 8JX.

20th August 2026.

Dear Planning Officer,

Re: PP-15173791. Chantry House, 31 West End, Ashwell, Hertfordshire, SG7 5PH

Proposed Detached Garage/workshop – Planning Permission and Listed Building Consent

As the owner for the last sixteen years please find enclosed an application for Planning Permission and Listed Building Consent for the construction of a new detached garage/domestic workshop within the existing residential curtilage of Chantry House, 31 West End, Ashwell.

The proposed garage/domestic workshop has been designed as a simple, traditional outbuilding which responds sensitively to the existing character, topography and historic setting of the property.

The proposed building measures approximately 9.22 m × 6.00 m, with a ridge height of 6.107 m above the proposed garage floor level. It has a symmetrical similar 50° pitched roof, oak structural framing and horizontal oak plank cladding with oak doors.

Integrated solar panels are proposed on the south-facing roof slope. These will provide renewable electricity for the property and help reduce reliance on energy generated from non-renewable sources, thereby contributing to reducing the environmental impact associated with the use of Chantry House. Importantly, the renewable-energy provision is incorporated into the proposed garage roof and requires no installation, alteration or attachment to Chantry House itself. The proposal therefore provides an opportunity to improve the environmental footprint of the Chantry House without affecting or altering the historic fabric or views of the listed building.

The proposal makes use of the existing change in ground level. The existing southern boundary and garage structures are approximately 1.0 m higher than the proposed garage floor level, with the

proposed garage positioned approximately 1.5–2.0 m from those existing structures. The existing gravel driveway to the north is at approximately the same level as the proposed garage floor.

The garage is orientated parallel with the established boundary rather than presenting its principal gable elevation directly towards No. 27 West End. The proposal does not create overlooking of No. 27 and does not require alteration to the existing boundary walls.

The proposal does not involve alterations to the fabric of Chantry House itself. The submitted Design and Access Statement addresses the significance of the listed building and the effect of the proposed garage on its setting, together with the proposal's relationship to the Ashwell Conservation Area.

Existing access is retained, with no new vehicular access onto West End proposed. The existing gates and gravel driveway are retained. Rainwater from the proposed garage roof will be collected through gutters and downpipes and directed to water butts for subsequent reuse in watering the garden, providing on-site rainwater collection and reuse.

The application is supported by the submitted drawings and Design and Access Statement, which provide further information regarding the proposed design, materials, dimensions, site levels, access, drainage and heritage considerations.

The proposal has been carefully considered in relation to the listed building, its setting, the surrounding historic environment, neighbouring properties and the Ashwell Neighbourhood Plan and Design Statement. We respectfully request that the application be considered on the basis of the submitted information.

Yours faithfully,

David and Meena Kilborn.