Tudor Cottage, Maplehurst, RH13 6RD
Planning statement to cover the discharge of conditions to Listed Building Consent reference DC/25/0001 dated 26 February 2025

This note details the means by which the four conditions to the above consent have been discharged

Condition 1

Following the granting of Listed Building Consent for the proposed works, Greenman Carpentry Co. Ltd, the contractor, commenced work on 17 March 2025 to expose a limited number of low-level timbers and determine the residual structure behind. A scaffold was erected to enable full access to the SE and SW elevations on 20 March and work to expose the remainder of the timbers was completed 21-24 March. This enabled a repair strategy and plan to be developed.

Conditions 2 and 3

Following exposure of the timber frame, the pre-repair commencement meeting with the Conservation Officer was held on 25 March 2025 at 11:00. At this meeting, the repair strategy was agreed to ensure retention of historic material where possible and the repair of the structure in a sympathetic and enduring manner using compatible materials. This included reinstatement of mullions to indicate the historic position of a window that has been lost at some time in the past, and reinstatement of timbers in positions from which it has previously been lost, again at some time in the past, and replaced with brick infill. Having confirmed the repair strategy and plan, it was agreed with the Conservation Officer that work could commence for practical reasons of minimising weather exposure of the dismantled structure and exposed sub-structure.

A detailed Method Statement providing further background is included as a separate document. Three sketches are also included showing the respective elevations show the detailed mapping of timbers – retained historic material, replacement timber frame, and repairs to either historic timbers and decayed joints.

Condition 4

The bespoke joinery to replace the three first floor windows in the SE elevation has been specified with double glazed units 16mm thickness as required by the condition.

April 2025