

**Comments on Hook Cottage Planning Application 18/01381/HOU**

- Hook Cottage is a Listed Building within the Crondall Conservation Area.
- Both the plans and the accompanying information provided are of poor quality making any fully considered response very difficult - in particular, no details, drawings or photos showing the situation prior to the installation of the new fence have been provided. In addition:
  - The “existing” elevations appears to show the fence already in position and inaccurately show the central portions as lower than the surrounding fence. Not only was the fence in this area non-existent around Dec 2017, but the installed fence has approximately the same height all the way along and is “stepped” to follow the path gradient. The drawing does not adequately represent the installed fence or its intent.
  - The Elevation drawings contain both “1:50” and “1:100” scale markings, but since the drawings are identical, only one can apply.
  - The OS Location and Site plan date from 2013 and fail to show the more recent developments on the site.
  - The window “specification” for the garage is simply one page from the catalogue, there is no definite information of size, materials, glazing and opening.
- The replacement fence is far more extensive than was there previously.
  - The original fence did NOT cover the historic features of the house (see attached photo from Dec 2017).
  - The fence stopped at the South-east corner of the cottage; a separate fence then ran from the North-east corner of the cottage to the front garden wall. The fence was approximately six feet tall. Such an arrangement was in place for many years and enabled passers-by to view and admire from the road, or from the public right of way footpath into the (much-used) Hook Meadow recreation ground, the whole side of this very attractive listed building with its unusual front cat slide roof. Such a benefit must be restored to the village and the Conservation Area.
  - The new fence has extended posts that may well have “trellis” fitted to them at a later date making the fence even higher and more obstructive.
- The statement that the old fence was falling down is inaccurate, while the photograph shows it in need of some repair it was certainly functional.
- It is believed that the ‘garage’ skylight is to further facilitate the illegal use of the ‘garage’ as a dwelling
- The skylight and the fence will change the appearance of a listed building and the views from the conservation area.

Overall the application falls short of the standards that would be expected and should not have been validated. The Council is very sensitive to poor quality and vague applications as they have caused extensive problems in the past.

Fence around Dec 2017, the exposed wall of the listed building is clearly visible on the right:-



Newly installed fence:-



View from Well Road



Centre Section



View from Hook Meadow