

## **SUPPORTING STATEMENT**

### **Application for Certificate of Lawful Development for the replacement of existing windows at 1 Clifton Road, Buxton SK17 6QL**

Mrs H Johnson

#### **1 Application overview**

This statement is submitted in support of an application under 191 of the Town and Country Planning Act 1990 for a Certificate of Lawful Development for the replacement of existing windows at 1 Clifton Road, Buxton SK17 6QL. The application is submitted by myself, Mrs Harriet Johnson; along with my wife, Rachel Johnson, we are the co-owners of the property.

#### **2 Application site and setting**

No. 1 Clifton Road, Buxton is a three-storey gritstone, end-of-terrace house just to the south of Buxton town centre on the edge of the Buxton-Hardwick Conservation Area. The property sits on the corner of Clifton Road and Silverlands.

#### **3 The Development**

The development that is the subject of this application is for the replacement of the existing single glazed wooden framed windows with double glazed windows incorporating PVC-U frames. They will be a like-for-like replacement for the existing windows, being virtually indistinguishable from them in terms of visual appearance and style, albeit a colour more in keeping with the Conservation Area will be used.

#### **4 Case for Approval of the LDC**

4.1 My wife and I purchased No.1 Clifton Road in July 2023. At that time the house had not changed significantly since it was constructed in the late 1800's. There was no central heating, no hot water (except from an ancient immersion heater) and the house was not in a habitable condition by modern standards. Since moving in we have installed a modern central heating and hot water system, re-wired the entire property, repaired a leaking roof and completely re-decorated. This has created a wonderful family home for ourselves and our eighteen month old daughter. Our second child is due this coming September.

4.2 The final stage of our refurbishment plans is for the replacement of the existing windows. These windows are timber framed and have been painted an unsightly green at some point in the past. The windows are single glazed, in a very poor condition and have an extremely high thermal conductivity, so making this large Victorian property very cold and impossible to keep warm.

4.3 The existing windows will be replaced with double glazed units incorporating PVC-U frames. The new windows will be ECOSlide® sash windows, which function exactly like wooden box sash windows, with both the top and bottom sashes sliding up and down. They will be a like-for-like replacement for the existing windows, being virtually indistinguishable from them in terms

of visual appearance and style, albeit that a colour more in keeping with the Conservation Area will be used. A copy of the ECOSlide Sash Windows brochure has been attached to the Application along with drawings and photographs of the external elevation.

4.4 We are aware that a number of other properties in the Conservation Area have replaced their windows without Planning Permission or an LDC. In the specific case of High Bank, Holker Road, a retrospective LDC was granted by High Peak Borough Council after the windows at this property had been replaced. It was accepted that these were like-for-like and so did not detract from the external appearance of the property. We will use exactly the same windows as High Bank, i.e. ECOSlide Sash.

4.5 Far from detracting from the external appearance of our property, we wish to positively enhance it's appearance by replacing the existing very shabby windows with modern like-for-like windows.

## 5 Conclusion

5.1 My wife and I are both senior teachers in Local Education Authority schools and we are very mindful of the need to adhere to all regulations. As such, we are applying for a Lawful Development Certificate to install the replacement windows which will enhance the visual aspect of not just our property but also the wider Conservation Area. The new windows will also improve the thermal efficiency of our home, meaning that we can be a warm family throughout the bitter High Peak winters.

5.2 We therefore ask that you approve this application and grant a Lawful Development Certificate for the replacement windows.

Harriet Johnson

19 January 2026