

Burton & Co.

Architectural Planning
and Conservation Consultants

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Your Ref: DMN/113469/F
Our Ref: 944/11
Date: 11th February 2012

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Mr. C. Brace,
Senior Planning Officer,
Herefordshire Council,
P.O. Box 230,
Hereford
HR1 2ZB

Dear Mr. Brace,

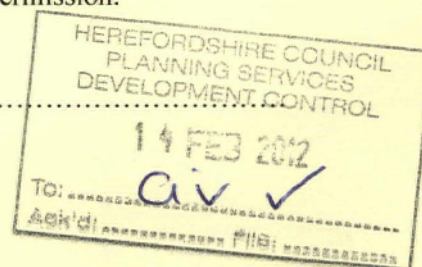
Proposed Replacement House at Hill Top, The Goggin, Richards Castle

I have not yet had the opportunity to view the Strutt & Parker sales particulars. However, I would question both their accuracy and their relevance. The sole issue that I am aware of at the present time is the size of the proposed house relative to the size of the house it is proposed to replace. My last two letters to you dated 25th January and 1st February dealt with this issue in great detail. These letters provided the dimensions of the existing and proposed houses, clearly confirmed the basis for the calculations and invited you (or someone else appointed by you) to survey the extant buildings in order to verify our measurements and calculations. I presume that your silence on this subject indicates that you have not looked into this. Instead, as you explain, you prefer to consult estate agents sales particulars.

I would suggest it is very important that you do establish beyond doubt what is the size of the extant house because we will pursue this matter by a further application and/or by appeal. In which case, measurement of the extant building is of critical importance and far more compelling evidence than estate agents particulars. I should also put on record the fact that recent heavy rainfall has further damaged the surviving building and we will not tolerate any assertion that attempts to disregard part of the damaged building. The site is open for your inspection at any time as previously indicated.

There is another matter that I wish to place on record at this point. We applied for planning permission described as "Proposed Replacement Dwelling for Fire-Damaged House (and including Detached Garage)". Your registration section, advised by a Planning Officer (presumably yourself), changed this to "Proposed Relocated 4 bed dwelling with detached garage for replacement of fire damaged 3 bed house". This is inaccurate – the building is not "relocated". It is also biased, misleading and changed without our permission.

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Finally, I had an interesting conversation yesterday with Councillor Bowen. He outlined to me his recent conversations with Mr. Ashcroft and Mr. Bishop. Councillor Bowen is lead to believe that we may be able to find a compromise solution. However, we are unable to negotiate with you at this eleventh hour because the eight week period expires in four days time and I am going on holiday tomorrow. Councillor Bowen assures me that he will ask for a decision to be postponed.

Yours sincerely,



Gary Burton

copy to: Councillor S. Bowen
Mr. L. Evans