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5th February 2026

Dear Ms Lo,

Forge Lee, Post Office Lane, Broad Hinton

I refer to the above site and the recent decision by the Planning Inspectorate to allow my clients appeal against the Council's refusal of application PL/2025/01792.

I'm writing in respect of condition 3 of the Inspector's decision letter. We are unclear why the Inspector considered the amended ridge detail submitted with our appeal was inaccurate, however accept the requirement to submit updated details of how the junction between the ridge of the original forge building and the eaves of the new addition be modified so as to provide a continuous ridgeline. The purpose of this alteration is to create a uniform ridgeline along the top of the former forge building, thereby addressing the current arrangement where the eaves of the recent extension are higher for part of its length.

The proposal put forward with our appeal documentation was that the west facing roof slope of the original forge building be modified so that it be raised in order to be level with the eaves of the neighbouring part of the building – thereby creating a continual tiled ridge that would screen the element of the building behind. This would have created an asymmetric roof to the former forge, which, on reflection, we consider may not be the best way to address this design change.

The drawings submitted with this application to discharge the condition propose an alternative arrangement to that which formed part of the appeal. This arrangement would see the existing roof of the original forge retained in its current form – which we consider to be a planning gain – and the line of the eaves where they sit above the ridge continued along the whole length of the roof.

This is shown on the accompanying drawings. These illustrate that, where the eaves overlaps the existing ridge, a flashing in 'Van Dyke Brown' (to match the colour of the roof tiles) would effectively form a new ridge of the old forge. At the front section of the lower building, a new timber ridge beam would be installed and the brown flashing continued along this, thus forming a continual ridge along the roof. Drawing 5A illustrates how this would appear alongside the road.

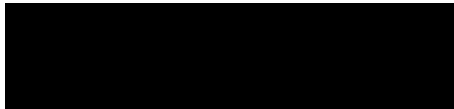
This arrangement is a far simpler way to achieve a continuous ridgeline than the previously proposed alteration to raise the roof and ridge of the old forge building. The new ridge would be in a brown colour to match the existing roof tiles and thus, as with the recent alterations to this building, not an

incongruous form of development that would stand out in the street scene. It would arguably be less intrusive than altering the roof profile of the old forge building.

Whist this arrangement to provide a continual ridgeline is different from that considered at appeal, we submit it provides a suitable way to address the current change in levels resulting from the eaves of the new addition sitting just above the roof of the old forge.

We would be grateful for the Council's consideration of this alternative method of securing a uniform ridge along the roof of the original forge and suggest that this methodology would provide for a suitable outcome for this one outstanding matter from the appeal decision.

Yours faithfully

A solid black rectangular box used to redact the signature of Paul Oakley.

Paul Oakley MRTPI IHBC
Oakley Planning & Conservation