NORTH HERTFORDSHIRE DISTRICT COUNCIL
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Date: 12 March 2018

Our Ref: 18/00450/DOC

Wastell and Porter Architects Ltd
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34 Bancroft
Hitchin
SG5 1LA

Contact: Mark Simmons
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F.A.O. Mr M Scott

Dear Mr Scott,

Discharge of Conditions: Condition 4 -Impact of corridor on knee braces (as discharge of condition attached to listed building 17/00466/1LB granted consent 26.05.2017) Redcoats Farmhouse Hotel, Stevenage Road, Redcoats Green, Little Wymondley, Hitchin, Hertfordshire, SG4 7JR,

Please quote the following reference: 18/00450/DOC on all correspondence.

I refer to your application received on 13 February 2018 which seeks approval of replacement knee braces in the vicinity of the corridor in Barn 1 pursuant to Condition 4 of the listed building consent reference number 17/00466/1LB.

You initially submitted drawing no.PL11 prior to the commencement of works to the knee braces and which indicated that 4no. knee braces were proposed to be replaced. The existing braces were straight braces of a later date and the proposal is to introduce a slight curve to each new brace for reasons of headroom. This will also mean that the new curved braces would be similar to the original curved braces. I understand that the Council's Conservation Officer viewed the new braces at his site visit on 1 February 2018 and which are identified on amended drawing no.PL11 Rev A received on 8 March 2018.

Condition 4 required that the precise details as to the impact of this corridor on the existing knee braces shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of these works. I understand that the District Council's Conservation Officer verbally raised no objection to the replacement knee braces before the works were carried out and I confirm that the details on drawing no.PL11 Rev A are considered acceptable. The fact that the works have been undertaken means that the condition has not been fully satisfied and cannot be formally discharged but I am able to confirm that the Local Planning Authority does not intend taking any further action with regard to this matter.

Yours sincerely,

Simon Ellis
Development & Conservation Manager