

From: Mark Simmons
Sent: 30 May 2025 10:07
To: Andrew Hunter
Subject: 2 x DOC's re: Maydencroft Manor , Maydencroft Lane, Gosmore

Morning Andrew,

25/01005/DOC - Details reserved by condition 4 (Replacement Timber Framing) of listed building consent reference no 21/00218/LBC granted 14.10.2021.

Notwithstanding the Outline Specification prepared by Blake Architects received on 16/06/2021, following the removal of the cementitious render and prior to further works taking place, the existing timber frame shall be photographically recorded and where whole timber frame members are proposed to be replaced, these shall be identified by photo and/or drawing and the extent of removal agreed in writing by the Local Planning Authority prior to the commencement of replacement framing. If the work is to be progressed in phases, each section is to be recorded by photographs and/or drawings and submitted to the Local Planning Authority. The extent of replacement framing shall be agreed in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details before works proceed to the next phase.

On **11 April 2025**, I emailed the architect stating that “..... I note under Condition 4 that ‘whole timber frame members’ have not been replaced to date but the contractor, is still working their way around the south elevation and that timber scarf repairs have been made in places. I advise that it would be best capturing the current situation together with any subsequent ‘whole frame’ replacements in an AOD submitted via the Planning Portal for Condition 4 and by way of a photo record and to do the same for Condition 5. Once received, this could be the trigger for arranging a site visit”. The above Approval of Details application was received the same day.

I met with Mr Williams (owner) and Matthew Pinnock (contractor) on site on **25 April 2025** with the main emphasis being a discussion regarding the exposed south-facing, gable-end framing. This was a very helpful discussion with a planned approach for works to the gable end agreed.

Although Gemma was not present at the meeting, we should be requesting either a drawn elevation or annotated photos of the approach agreed between myself and the contractor for the south gable. In addition, although the photo record submitted with this application is helpful the document lacks any commentary to fully understand the scope of works undertaken so far. I have previously explained to Gemma that because this is a pre-commencement condition, the condition may not formally be signed off and that a ‘letter of comfort’ may be forthcoming advising that the works are acceptable. In any event because this is essentially a phasing condition, we would need confirmation as when the last phase is complete at which point the purpose of the condition will be exhausted. I certainly have no issues to raise regarding the work that Matt Pinnock and his team are undertaking which is to a high conservation standard.



25/01136/DOC - Details reserved by condition 5 (Infill Panel) of listed building consent reference no 21/00218/LBC granted 14.10.2021.

In conjunction with Condition 4 above, where historic infill panel material (either brickwork or wattle-and-daub) is revealed, works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed. Any historic infill material identified shall be retained in-situ unless otherwise agreed and approved in writing by the Local Planning Authority. Insulation between frame members shall only be inserted where there is no evidence of historic infill material. If the work is to be progressed in phases, each section is to be recorded by photographs and/or drawings and submitted to the Local Planning Authority. The extent of insulation to be installed between the frame members shall be agreed in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details before works proceed to the next phase

This is very similar to the above, in that whilst the photo record submitted with this application is helpful, the document lacks any commentary to fully understand the scope of works undertaken so far. If no historic infill panel material existed or if existed and retained or existed and replaced then this should be included as part of the photo record with some commentary alongside. As before, I have previously explained to Gemma that because this is a pre-commencement condition, the condition may not formally be signed off and that a 'letter of comfort' may be forthcoming advising that the works are acceptable.. There is no indication as to the type/extent of insulation installed between frame members. In any event because this is essentially a phasing condition, we would need confirmation as when the last phase is complete at which point the purpose of the condition will be exhausted. I certainly have no issues to raise regarding the work that Matt Pinnock and his team are undertaking which is to a high conservation standard

In summary and in my opinion, the submissions are currently rather 'light touch' to have sufficient purpose in addressing Conditions 4 and 5.

Regards

Mark



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