

Your ref:

Our ref: BIBB 2 TP 16

Date: 31st October 2024

Via planning portal

North Herts Council
Planning Department
Council Offices,
Gernon Road,
Letchworth Garden City,
Hertfordshire
SG6 3JF

c.c. Matt Evans & Lewis Charlesworth

Dear Sirs

**RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION
for conditions 2, 4 relating to permission 22/02290/LBC**

Underpin south-west corner and install helical bars followed by repointing. Re-roofing works including re-battening and installation of TLX Gold breathable roof insulation coupled with 50mm mineral wool between rafters at Bibbsworth Hall Farm, Bibbs Hall Lane, Ayot St Lawrence, Hitchin, Herts, SG4 8EN

Application for the approval of details reserved by condition:

Condition 2 *Where any original roof frame members are identified for replacement, these shall be photographed and together with a justification for their replacement, both the photographs and justification shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of the replacement framing. Thereafter the works shall be implemented in accordance with the approved details.*

Please note that when the roof was stripped, the roof structure was in fair condition, suggesting previous re-roofing. Some elements of the wall plate were in poor condition and were replaced.

Therefore, this no roof framing with the exception of some elements of the wall plate needed to be replaced.

Condition 4 *Once the vegetation is cleared from in front of the west elevation of the farmhouse, the brickwork where the repointing is to be undertaken shall be photographed and the images submitted to the Local Planning Authority. When undertaking the brickwork repairs to the south-west corner, the mortar joints shall be raked out by hand or by tools held in the hand and under no circumstances whatsoever are powered tools (for example, air-driven tools; electric angle grinders and so forth) to be used to cut back masonry joints prior to repointing. Thereafter the repointing shall be carried out using a*

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lime-based mortar of a similar texture and colour to the mortar that is removed.

Please that when exploratory investigations of the footings were undertaken, it was found that the building had previously been underpinned but the walls had not been repaired.

Photographs of the brickwork prior to repair and after repair are appended.

Photos prior to repair of wall





Photographs of the repaired brickwork are appended.







I trust that the enclosed is to your satisfaction and contains sufficient information for you to be able to register and determine the application. Nevertheless, if you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

Mark Longworth

MARK LONGWORTH (RIBA) - DIRECTOR
For DP Architects