

Your ref:

Our ref: BIBB 2 TP 15

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, 6 & 7 relating to permission 23/00559/LBC**

Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration (as amended by plans received 14/07/23 and 22/08/23) 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 *A sample panel indicating brick type, bond and mortar mix shall be erected close to the north elevation and made available for inspection by the Local Planning Authority. Once a sample panel has been approved, the extension shall be built in accordance with approved sample panel*

Please note that no new brickwork has been required as while the planning permission was granted to rebuild the single storey lean-to abutting the kitchen, this has instead been refurbished as upon examination it was in better condition than expected. Therefore this condition is no longer applicable.

Condition 6 *All new doors and windows shall be manufactured in timber and section details for these shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture. The new doors and windows shall be installed in accordance with the approved details.*

Please note that all windows in the existing building were examined and found to be repairable, and all new windows are being made by a local joiner to match the existing windows, photos of which are shown on the following page.



- Condition 7 *The full extent of internal wall insulation works (including where a wood fibre board / insulating lime hemp plaster / 'Spacetherm' or similar system is to be deployed) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the approved works. Thereafter the insulation works shall be undertake using either system as set out in the documentation supporting this consent.*

The applicant has opted to follow the Historic England Guidance on insulating solid walls and is proposing to use detail Figure 9, as illustrated below. This applies to all walls.

<https://historicengland.org.uk/images-books/publications/eehb-insulating-solid-walls/heag081-solid-walls/>

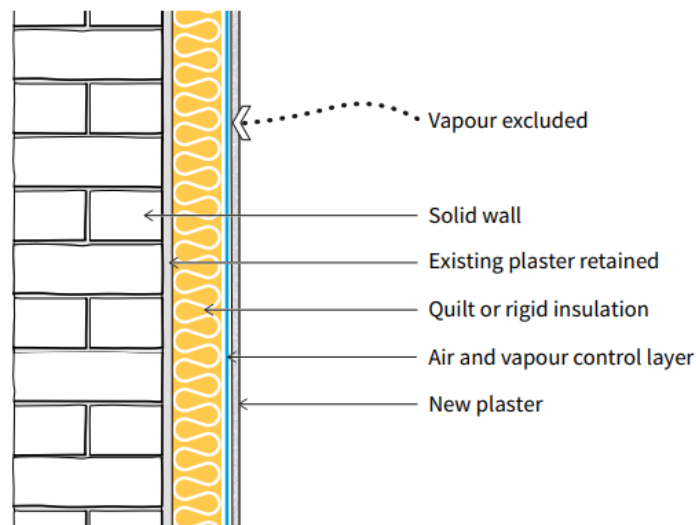


Figure 9 (bottom): Solid wall – Internal insulation with timber battens

The use of timber battens can allow other types of insulation to be used other than rigid insulation. In some proprietary systems the battens have insulation bonded to them to minimise cold bridging through the timber. Quilt insulation can be held in place between the battens or materials such as cellulose can fill the cavity. A vapour control layer is shown in this detail as the insulation is non-permeable.

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