

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Sworders
The Gatehouse
Hadham Hall
Little Hadham
Ware
SG11 2EB
United Kingdom

Applicant:

Mr Russell Prince

Application:

24/01605/LBC

Proposal:

All works associated with the conversion of the Grade II* Listed Building from the former all-girls boarding school to 35no. new apartments and the works for the reinstatement of the Grade II* Listed Park and Garden at Temple Dinsley and all works associated with the conversion of all the curtilage listed buildings and structures including Tank House and Pump House buildings and the demolition of the existing sports hall (as amended by plans and documents received November and December 2024)

Location:

Temple Dinsley, (formerly The Princess Helena College),
School Lane, Preston, Hertfordshire, SG4 7RT

Approved Plan Nos:

11951-CBG-XX-SP-DR-MEP-90001
11951-CBG-XX-SP-DR-MEP-90002
11951-CBG-XX-SP-DR-MEP-90003
11951-CBG-XX-SP-DR-MEP-90004
28.09.23.18 - Pool Garden
641-KS-01-MB-DR-A-02010-P04
641-KS-01-MB-DR-A-02020-P06
641-KS-01-MB-DR-A-02021-P03
641-KS-01-MB-DR-A-02022-P05

641-KS-01-MB-DR-A-02023-P02
641-KS-01-MB-DR-A-02030-P04
641-KS-01-MB-DR-A-02031-P03
641-KS-01-MB-DR-A-02032-P05
641-KS-01-MB-DR-A-02033-P03
641-KS-01-MB-DR-A-02040-P04
641-KS-01-MB-DR-A-02041-P03
641-KS-01-MB-DR-A-02042-P03
641-KS-01-MB-DR-A-02042-P04
641-KS-01-MB-DR-A-02050-P04
641-KS-01-PH-DR-A-02010-P01
641-KS-01-TB-DR-A-02001-P03
641-KS-01-TB-DR-A-02010-P03
641-KS-01-TB-DR-A-02011-P02
641-KS-01-TB-DR-A-02012-P05
641-KS-01-TH-DR-A-02010-P01
641-KS-01-XX-DR-A-10001-P01
641-KS-03-BV-DR-A-02001-P01
641-KS-03-MB-DR-A-02010-P03
641-KS-03-MB-DR-A-02020-P04
641-KS-03-MB-DR-A-02021-P03
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641-KS-03-MB-DR-A-02023-P03
641-KS-03-MB-DR-A-02030-P03
641-KS-03-MB-DR-A-02030-P04
641-KS-03-MB-DR-A-02031-P03
641-KS-03-MB-DR-A-02032-P03
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641-KS-03-MB-DR-A-02040-P04
641-KS-03-MB-DR-A-02041-P03
641-KS-03-MB-DR-A-02042-P04
641-KS-03-MB-DR-A-02050-P03
641-KS-03-MB-DR-A-12010-P06
641-KS-03-MB-DR-A-12020-P06
641-KS-03-MB-DR-A-12021-P03
641-KS-03-MB-DR-A-12022-P05
641-KS-03-MB-DR-A-12023-P02
641-KS-03-MB-DR-A-12030-P05
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641-KS-03-MB-DR-A-12032-P05
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641-KS-03-MB-DR-A-12040-P04
641-KS-03-MB-DR-A-12041-P03
641-KS-03-MB-DR-A-12042-P04
641-KS-03-MB-DR-A-12050-P04
641-KS-03-PG-DR-A-02001-P01
641-KS-03-PH-DR-A-02010-P03
641-KS-03-PH-DR-A-12010-P03
641-KS-03-SB-DR-A-02001-P03
641-KS-03-SP-DR-A-02001-P01
641-KS-03-TB-DR-A-02010-P02

641-KS-03-TB-DR-A-02011-P02
641-KS-03-TB-DR-A-02012-P03
641-KS-03-TB-DR-A-12010-P02
641-KS-03-TB-DR-A-12011-P02
641-KS-03-TB-DR-A-12012-P04
641-KS-03-TB-DR-A-12020-P03
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641-KS-03-XX-DR-A-00305-P03
641-KS-03-XX-DR-A-10002-P11
641-KS-03-XX-DR-A-10002-P13
641-KS-03-XX-DR-A-10300-P02
641-KS-03-XX-DR-A-10301-P03
641-KS-03-XX-DR-A-10302-P01
641-KS-03-XX-DR-A-10303-P03
641-KS-03-XX-DR-A-10304-P01
641-KS-03-XX-DR-A-10305-P01
641-KS-03-XX-DR-A-10500-P04
641-KS-03-XX-DR-A-10501-P02
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641-KS-04-MB-DR-A-12003-P04
641-KS-04-MB-DR-A-12004-P01
641-KS-04-TB-DR-A-02001-P03
641-KS-04-TB-DR-A-12001-P03
641-KS-06-MB-DR-A-02090-P04
641-KS-06-MB-DR-A-02091-P02
641-KS-06-MB-DR-A-12010-P01
641-KS-06-MB-DR-A-12010-P02
641-KS-06-MB-DR-A-12090-P07
641-KS-30-MB-DR-A-02010-P04
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641-KS-30-MB-DR-A-02021-P04
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641-KS-30-MB-DR-A-02023-P03
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641-KS-30-MB-DR-A-02033-P02
641-KS-30-MB-DR-A-02033-P02
641-KS-30-MB-DR-A-02040-P03

641-KS-30-MB-DR-A-02041-P02
641-KS-30-MB-DR-A-02042-P03
641-KS-30-MB-DR-A-02050-P03
641-KS-30-TB-DR-A-02010-P05
641-KS-30-TB-DR-A-02011-P04
641-KS-30-TB-DR-A-02012-P05
641-KS-30-TB-DR-A-02401-P05
641-KS-30-XX-DR-A-00001-P03
641-KS-30-XX-DR-A-00002-P03
641-KS-70-XX-DR-A-00110-01
641-KS-70-XX-DR-A-00130-P01
641-KS-XX-XX-SK-A-00017
641-LEA-00-00-DR-L-5000-P02
GC 28.09.23.13
GC 28.09.23.13
GC 28.09.23.14
GC 28.09.23.15
641-KS-XX-XX-SPD-A-90112

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 19 July 2024.

The consent is subject to the following conditions:

1. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above unless specified in conditions contained herein.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

2. The works hereby permitted shall be carried out in accordance with the approved plans and Heritage Statement and Significant Impact Tables and drawings as amended by Heritage Statement Addendum received 19th November 2024.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

3. No development / works shall commence (except for the demolition of the Sports Hall and link to the main building as identified on the submitted drawings and detailed in the supplementary heritage statement) until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall set out the phasing of all building operations and landscaping works. Thereafter, the development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

4. The demolition of the sport hall and associated link to the Teaching Block shall be carried out in accordance with the Method Statement Sports Hall Abutment Demolition by Kay Pilsbury Thomas Architects received 20 December 2024.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

5. Prior to work being started on the Main Building as identified on the phasing plan, details shall be submitted to and approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior features during the building work. The agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority. Particular regard should be given to the following item(s): fireplaces; chimney-pieces; guttering and hopper-heads; decorative finials/urns; stair balusters and handrails; windows containing historic window glass; vulnerable surfaces and finishes (i.e. panelling, Lutyens decorative schemes); and Lutyens fixtures (i.e. cupboards, radiator grills).

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

6. Before work to the Main Building commences, as identified on the phasing plan, a scheme identifying all the historic fixtures and fittings to be temporarily removed (including the front gates to the Main Building) to avoid damage during construction works; arrangements for temporary secure storage; the person or body specialising in this procedure appointed by the applicant; and a timetable for their reinstatement shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development / works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

7. During the works to the Main Building if hidden historic features including but not limited to the timber framing within the 18th century Main Building (walls, floors and attics); and Lutyens interior decorative schemes (panelling, radiator grill designs, doors, architraves etc), are revealed they should be retained in-situ. In this situation, works shall be halted in the relevant area of the building and the Local Planning Authority should be notified in writing immediately. The Local Planning Authority will confirm in writing a course of action in relation to these hidden features within 21 days of the written notification. Thereafter, works shall be carried out in accordance with the written course of action.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

8. Prior to the commencement of any alterations to the internal joinery including internal painting and decorating to the following areas and units, full details shall be submitted to and approved in writing by the LPA. Thereafter, the alterations shall be carried out in accordance with the approved details.
 - a) Main Staircase and Communal Areas
 - b) Middle Stair
 - c) Unit 1 (Landseer)
 - d) Unit 2 (Norman and Burt)
 - e) Unit 3 (Vyvyen Prain)
 - f) Unit 10 (Dining Room)
 - g) Unit 11 (Piano Nobile)
 - h) Unit 14 (Housekeeper)

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

9. Prior to the installation of any exterior lighting to any statutory listed buildings structures for each phase as identified on the phasing plan, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

10. Prior to the installation of any exterior fixtures and fittings including signage for each phase as identified on the phasing plan, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

11. Prior to the commencement of any hard landscaping works, full details of all hard landscaping (including repairs to curtilage listed terraces, walkways and structures) for each phase as identified on the approved phasing plan shall be submitted to and approved in writing by the local planning authority. The detailed proposals shall be broadly in accordance with the preliminary landscaping plans provided by George Carter Garden Design and Livingston Eyre Associates hereby approved as part of this consent/permission. Where appropriate, sectional drawings to illustrate levels, ramps, gradients, retaining walls and other features shall be provided. The development shall be carried out in accordance with the approved details and completed in accordance with the phasing plan.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

12. Prior to the installation of any external pipework (soil ventilation pipes, air extraction pipes, flues or ducting) for each phase as identified on the phasing plan, full details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

13. Prior to the installation of internal services (cables, pipes etc) for each phase as identified on the phasing plan, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details and permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

14. Prior to the construction or re-laying of the roof, details of the proposed method of ventilating the roof construction and internal rooms for each phase as identified on the phasing plan shall be submitted to and approved in writing by the local planning authority. Thereafter, the ventilation works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

15. All service intakes to dwellings, apart from gas, shall be run internally and not visible on the exterior of buildings.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

16. No service meters, broadband or telecommunication boxes shall be fixed to the external fabric of the buildings unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

17. Before the work begins on the Main Building and Teaching Block as identified on the phasing plan, a Fire Safety Strategy to include a Method Statement and sectional details at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in full accordance with the approved Strategy.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

18. Prior to any insulation works for each phase as identified on the phasing plan, details of the proposed type and method of insulation including section drawing at scales between 1:20 and 1:1 as appropriate shall be submitted to and agreed in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

19. Prior to the commencement of repair works to the existing brickwork and mortar for each phase as identified on the phasing plan, as appropriate, a single sample repair consisting of a cut out and replacement of a spalled brick shall be completed to demonstrate method and proposed brick replacement. Following either the on-site inspection or provision of a photograph illustrating the sample repair by / to the Local Planning Authority and subject to it being confirmed as being acceptable in writing, all brick repair works shall be carried out in accordance with the approved sample and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

20. Prior to the first commencement of any new brickworks on site, a sample panel of 1 square metre minimum shall be erected on site to show areas of new exterior walling shall be approved in writing by the local planning authority. The sample panel shall indicate brick type, bond, copings, mortar mix, colour and pointing profile. The sample panel shall be retained on site for the duration of the development. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

21. All new rainwater goods shall be painted black or grey metal unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

22. Prior to the commencement of construction works on new buildings works for each phase as identified on the phasing plan, a schedule of the manufacturer, product types and colour finishes of the external materials to be used shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

23. Prior to the installation of new external staircases, balustrades and balconies (including roof walkways) at the Main Building as identified on the phasing plan, full details of these to include section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

24. Prior to the commencement of internal works to the for all apartments (except kitchens and bathrooms) and communal areas for each phase as identified on the phasing plan (except those listed on condition 6), a schedule of all new internal surface materials including walls, ceilings and floors and a schedule of all internal joinery indicating the proposed finish and decoration to be used shall be submitted to and approved in writing by the local planning authority. Thereafter, works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

25. Prior to the commencement of any paint cleaning and/or removal in the Main Building as identified on the phasing plan, a method statement shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

26. Prior to the installation of new windows and upgrading of windows (including shutters) for each phase as identified on the approved phasing plan, a window schedule comprising a method statement and specification for window repairs, upgrades and identify those for replacement shall be submitted to and approved in writing by the local planning authority. Thereafter, works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

27. Prior to the installation of new windows and cills, full details for each phase as identified on the approved phasing plan to include sections and elevations at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

28. Prior to the installation of rooflights on the Main Building, Teaching Block, Tank House and Pump House as identified on the phasing plan, full details and specification shall be submitted to and approved in writing by the local planning authority. These shall be of low profile conservation type. Thereafter, the development / works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

29. Prior to their first installation on site, full details of proposed new internal and external ironmongery for windows and doors to be used, for each phase as identified on the phasing plan as appropriate, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

30. Prior to the repair and upgrading of doors for each phase as identified on the phasing plan as appropriate, a door schedule shall be submitted to and approved in writing by the local planning authority. This shall detail a method statement and specification for door repairs, upgrades, and identify those for relocation or replacement. It will also identify the location for those which are relocated within the listed building. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

31. Prior to the installation of proposed new doors, full details including architraves to be used, for each phase as identified on the phasing plan as appropriate, by section and elevation at scales between 1:20 and 1:1 shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

32. Prior to the commencement of repairs to plasterwork (walls and ceilings) to the Main Building and Teaching Block as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

33. Prior to the commencement of repairs to timber panelling in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan

34. All new partitions within the Main Building and the Teaching Block shall be carefully scribed around the existing ornamental mouldings.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

35. Prior to the commencement of repairs to wooden flooring in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

36. Prior to their first installation or construction, full details of the proposed new internal staircases and balustrades within the Main Building, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

37. Prior to the commencement of repairs to staircases and balustrades in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

38. Prior to installation of new radiators within the Main Building and Teaching block, full details as identified on the phasing plan shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

39. Prior to the commencement of repairs to radiators and their decorative grilles in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

40. Prior to installation full details of the proposed new radiator grille covers within the Main Building, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

41. Prior to the commencement of repairs to roof structure and finishes, including gutters in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

42. Prior to the commencement of the dropping of window sill levels within the attic roof within the Main Building as identified on the phasing plan, a method statement shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

43. Prior to the commencement of any cleaning and repairs to the fireplaces in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

44. Prior to installation, full details of the proposed new fireplaces within the Main Building, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

45. Prior to installation, full details of the proposed new lifts and lift enclosures within the Main Building, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

46. No demolition, conversion or alterations shall commence to the following buildings / structures as identified on the phasing plan until a programme of building recording and analysis, including written and photographic record, has been secured in accordance with a written scheme of investigation (WSI) to be submitted to and approved in writing by the local planning authority:

- i) Tank House
- ii) Pump House
- iii) Ice House
- iv) Piggery
- v) Belvedere

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

47. No demolition, conversion or alterations to shall commence to the following buildings / structures as identified on the phasing plan shall take place until the satisfactory completion of the recording in accordance with the WSI submitted:

- i) Tank House
- ii) Pump House
- iii) Ice House
- iv) Piggery
- v) Belvedere

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

48. The development shall not be occupied/used until a report detailing the results of the recording programme and confirm the deposition of the archive to an appropriate depository as identified and agreed in the Written Scheme of Investigation approved under part (a) and the provision made for analysis and publication where appropriate.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

49. Prior to the commencement of any internal demolition and other renovation works to the Main Building and Teaching Block as identified on the phasing plan, a Method Statement shall be submitted and approved in writing by the local planning authority. The Method Statement shall set out full details of such works to include a written explanation of how the safety and stability of the building fabric identified to be retained throughout the demolition, reconstruction and renovation works will be secured and include, where appropriate, structural engineering drawings. Thereafter, the development / works shall be carried out fully in accordance with the approved Method Statement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

50. Internal demolition work to the Main Building and Teaching Block shall be carried out by hand or by tools held in the hand other than power-driven tools unless otherwise approved in writing by the local planning authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

51. No removal or alterations (including decoration) shall be undertaken to the original Lutyens Cabinet identified as 02K.R3 on the submitted drawings in Unit 2 (Normal and Burt) of the Main Building to ensure the protection of this fixture unless approved in writing by the local planning authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

52. Prior to the commencement of the structural basement excavation below Units 25 (Workshop) and 26 (Racquets), a Method Statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall include a schedule of works/specification and detailed drawings at between 1:20 and 1:1 (as appropriate) and set out full details of a vibration monitoring process and the timing of such excavation works to secure the safety and stability of the Main Building shall be submitted to and approved in writing by the local planning authority. The local planning

authority shall at its discretion request to visit the site to monitor the excavation works and shall alert the developer in writing of any additional measures required to secure the safety and stability of the building.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

53. Prior to the commencement of the structural basement excavation below Units 6 (Bakersfield), 7 & 8 (Art Block), a Method Statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall include a schedule of works/specification and detailed drawings at between 1:20 and 1:1 (as appropriate) and set out full details of a vibration monitoring process and the timing of such excavation works to secure the safety and stability of the Main Building shall be submitted to and approved in writing by the local planning authority. The local planning authority shall at its discretion request to visit the site to monitor the excavation works and shall alert the developer in writing of any additional measures required to secure the safety and stability of the building.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

54. Prior to the commencement of any work on the dismantling and rebuilding of the Rose Garden wall at Units 7 & 8 (Art Block), a method statement for demolition and specification for rebuilding shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / work shall be carried out in full in accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

55. There shall be no removal or alterations undertaken to the original Lutyens bathroom fittings (sink units, radiator, and cupboards) identified on the submitted drawings in Unit 10 (Dining Room) of the Main Building to ensure the protection of these fixtures unless agreed in writing by the local planning authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1

of the North Hertfordshire Local Plan.

56. Prior to the commencement of opening up works to main staircase and Unit 11 walls, full existing details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works / specification and method statement. Thereafter, the opening up works shall be carried out in full in accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

57. Following the commencement of opening up works to the main staircase and Unit 11 walls, as appropriate, the following details should be submitted to and approved in writing by the local planning authority. Either:
- (a) detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works/specification; and method statement for the proposed structural alterations in Unit 11 or;
 - (b) should the proposed steel beam arrangement be required to be retained then detailed drawings at between 1:20 and 1:1 as appropriate for the amended joinery details. Thereafter, the development / work shall be carried out in complete accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

58. Notwithstanding the submitted plans, prior to the commencement of opening up works to the internal walls and ceilings of Unit 12 (Attic West) and Unit 13 (Attic East), full details shall be submitted to and approved in writing by the local planning authority to inform the extent of internal demolition / alteration works and layout of these units. The details shall comprise detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works/specification; and method statement. Thereafter, the opening up works shall be carried out in full in accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

59. Following opening up works to Unit 12 (Attic West) and Unit 13 (Attic East), drawings at 1:20 of the proposed layouts showing extent of partition and ceiling removal should be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

60. Prior to the removal of the Lutyens cupboards (17J.D1) as identified on the submitted drawings in Unit 17 (Almina), full details of their relocated positions within the Main Building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

61. Prior to the commencement of the partition works for Unit 17 (Almina), full details comprising of plan, elevation and section at either 1:20 or 1:10 shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

62. Prior to the installation of the proposed glazed links and glazed screen to the well at the Pump House, as identified on the phasing plan, full details of this comprising section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

63. Prior to the commencement of any engineering works associated with the approved East Car Park as approved under planning permission 24/01604/FP, details of a lockable grille to secure the entrance to the Ice House to allow bat access and prevent humans or domestic pets from entering shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the grille shall be installed before the East Car Park is first brought into use.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

64. Prior to the proposed new permissive path from the Dower House being first brought into use, details of alterations to existing boundary wall and gate where new access is proposed onto Hitchin Road shall be submitted to and approved in writing by the local planning authority. Thereafter, the alterations and gate shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 4 March 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**

- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.