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Our Ref: 25/01136/DOC

Contact: Mark Simmons
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FAO Mrs G Yendall

Date: 1 May 2026

Dear Mrs Yendall,

Details of Condition: Details reserved by condition 5 (Infill Panel) of listed building consent reference no 21/00218/LBC granted 14.10.2021.

Maydencroft Manor, Maydencroft Lane, Gosmore, Hitchin, Hertfordshire, SG4 7QA,

Please quote the following reference: 25/01136/DOC on all correspondence.

I refer to your application which was received on **11 April 2025**, and which seeks approval of works pursuant to condition 5 (Infill Panel) of listed building consent reference 21/00218/LBC granted 14.10.2021 which reads as follows:

In conjunction with Condition 2 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.

On 30 May 2025 the Senior Conservation Officer emailed the case officer stating:

.... 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.

On 24 February 2026 the SCO emailed the case officer again stating:

Considering Gemma's request and the additional information received on 30 June 2025 together with the fact that I visited site again this morning, I am satisfied that works undertaken are acceptable as illustrated on the following drawings.....

- 19.14.04.57-A1_West Elevation Conservation Works Record.
- 19.14.04.56-A1_South Elevation Conservation Works Record.
- 19.14.04.55-A1_East Elevation Conservation Works Record.
- 19.14.04.54-A1_North Elevation Conservation Works Record.

Notwithstanding the pre-commencement wording of the condition and in response to your email dated 29 April 2026, considering that the SCO is satisfied that the works are acceptable, I confirm on behalf of the Local Planning Authority that the treatment of the infill panelling is acceptable and hereby approved.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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