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Our Ref: 25/01005/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 4 (Replacement Timber Framing) of listed building consent reference no 21/00218/LBC granted 14.10.2021.
Maydencroft Manor, Maydencroft Lane, Gosmore, Hertfordshire, SG4 7QA**

Please quote the following reference: 25/01005/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 4 (Replacement Timber Framing) of listed building consent reference 21/00218/LBC granted 14.10.2021 which reads as follows:

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

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.

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 replacement timber framing is acceptable and hereby approved.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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