

DP Architects
The Old Brewery Tap
3 Shirburn Street
Watlington
Oxon OX49 5BU

Our Ref: 24/02482/DOC

Contact: Mark Simmons
Direct Line: 01462 474685
Email: mark.simmons@north-herts.gov.uk

FAO: Mr M Longworth

Date: 17 December 2024

Dear Mr Longworth,

Details of Condition: Details reserved by Condition 2 (Roof Repairs) of listed building consent 22/02290/LBC granted 14.11.2022, Bibbsworth Hall Farm, Bibbs Hall Lane, Kimpton, Hitchin, Hertfordshire, SG4 8EN,

Please quote the following reference: 24/02482/DOC on all correspondence.

I refer to your application which was received on 1 November 2024, and which seeks approval of works pursuant to Condition 2 (Roof Repairs) of listed building consent 22/02290/LBC granted 14.11.2022. Condition 2 reads as follows: ***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.***

You stated 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 (sic) no roof framing with the exception of some elements of the wall plate needed to be replaced*”. Even so, the condition required that those parts of the wall plate that were in poor condition and replaced should have been photographed and a justification provided in advance of their removal.

On 6 December, I note that the Conservation Officer requested any photographic evidence of the timbers that were replaced or indeed the new timbers that were inserted. On 11 December, you appended to an email some photographs of the roofing works.

You have confirmed that a new timber sub-frame, small A-frame and a new timber purlin wall have been installed to strengthen the roof and the retention of existing roof timbers is also noted.

Whilst the photographs assist with understanding the extent of roofing works, the replacement sections of wall plate are not covered by your latest email submission. Having said that, the Council's Conservation Officer considers that there is sufficient evidence in these photos to suggest that the works to the roof are acceptable. I confirm on behalf of the Local Planning Authority that the roof framing works are acceptable and hereby approved even though the requirements of Condition 2 have not been met.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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