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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Mr Peter Lucas
The Cloisters
Barrington Road
Letchworth Garden City
Hertfordshire
SG6 3TH

Applicant:

Mr Peter Lucas

Application:

24/02114/LBC

Proposal:

Take down tower chimney to the lower string course (or less if stable) prior to reconstruction

Location:

The Cloisters, Barrington Road, Letchworth Garden City, Hertfordshire, SG6 3TH

Approved Plan Nos:

253-115
21298 R1 Existing photos and justification for works
235/100 Rev A, 253-114

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 28 October 2024.

The consent is subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The chimney stack shall be recorded using a 3d laser scanner as stated in the application submission and the results of the 3d computer modelling together with any associated photographs and metric scale drawings shall be submitted to the Local Planning Authority, prior to the commencement of the dismantling works.

Reason: To secure and safeguard the provision for inspection and recording of matters of architectural and/or historical importance associated with the building that may be lost in the course of works.

3. Demolition work shall be carried out by hand or by tools held in the hand other than power-driven tools unless otherwise agreed and approved in writing by the Local Planning Authority. All materials capable of being salvaged and reused in the reconstruction of the stack shall be stored securely on site prior to reuse.

Reason: In the interests of ensuring that no damage is caused to the part of the grade II* listed building which is to be retained and to ensure that what fabric can be salvaged is set aside for reuse in the reconstruction under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. The extent of dismantling works shall be no greater than that identified on approved drawing no. 253-115 unless otherwise agreed and approved in writing by the Local Planning Authority. If, however, during the course of the dismantling works the extent of dismantling is less than that suggested on approved drawing no. 253-115 then further details as to the intended extent of dismantling shall be agreed and approved in writing by the Local Planning Authority prior to the full extent of dismantling being reached on site.

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

5. In the event that the reconstruction is proposed to deviate in design/materials from the existing stack, full details of the design change(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the works commencing on the rebuild.

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

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 22 January 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.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.leetchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@leetchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.