



**North
Herts**
Council

Correspondence address:

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Telephone: 01462 474000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Abimbola

Surname

Afolami

Company Name

Address

Address line 1

Great Offley House Kings Walden Road

Address line 2

Address line 3

Town/City

Offley

County

Hertfordshire

Country

United Kingdom

Postcode

SG5 3EA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Replace rafters, repair timber purlins, replace timber collar, remove and repair brickwork to gable end frame, replace roof slates and installation of insulation.

Reference number

Original Application Reference: PP-12220384
Application reference number on Decision Notice - 23/01472/LBC

Date of decision (date must be pre-application submission)

17/08/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition number 2 - With reference to approved drawing no. 5018852-RDG-XX-XX-EL-S-3000-P1, as part of the temporary 'part deconstruction' of the south gable end, the brickwork infill panels and windows between the timber frame shall be carefully removed and securely stored on site for later re-use on site. The brickwork removal shall be carried out by hand or by tools held in the hand other than power-driven tools.

Condition number 3 - With reference to approved drawing no. 5018852-RDG-XX-XX-EL-S-3000-P1, all existing brickwork and windows capable of reuse shall be used in the south gable end once the gable frame has been righted.

Condition number 4 - With reference to approved drawing no. 5018852-RDG-XX-XX-EL-S-3000-P1, any replacement timber framing to the south gable end shall be identified on a plan and submitted to and approved in writing by the local planning authority prior to the replace framework being implemented.

Condition number 5 - Any new brickwork shall match the existing brickwork in terms of colour, texture and size and shall be pointed using a lime-based mortar, a sample of which shall be made available for inspection and shall be approved by the local planning authority. Thereafter, the brick infill panels shall be formed with existing and new matching brickwork and as per the approved sample mortar mix.

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

12/02/2024

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

To satisfy condition number 2 - The removal of the brick infill panels has been undertaken in accordance with this condition. The existing brickwork has been dismantled and each brick panel stored onsite in individual containers for later reinstatement. The original bricks are available for onsite inspection should this be required.

To satisfy condition number 3 - The existing brickwork has been dismantled and each brick panel stored onsite in individual containers for later reinstatement. The original bricks are available for onsite inspection should this be required.

To satisfy condition number 4 - Please see attached drawings numbered C230109-2-P4, C230109-4-P1, C230109-3-P1. In accordance with this condition, these drawings accurately depict the elements of the south gable end timber frame which are to be replaced. This replacement is required due to the significant decay present in parts of the timber frame, which render the frame structurally unsound. The replacement of these elements has been carefully considered, and a local heritage joiner has been appointed to undertake the works.

To satisfy condition number 5 - Sample reclaimed bricks to replace those broken in the dismantle are onsite for inspection. The details of these bricks are as follows - Freshfield Lane 230mmx110mmx70mm Handmade Imperial F2 Brick.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

10/05/2024

Details of the pre-application advice received

Connor Hitchings of Ridge & Partners LLP (The Agent) and Mark Simmons met onsite on the 10th May 2024 to inspect the south gable end elevation and review the proposed works to the timber frame. A sketch of the proposed works was supplied by email to Mark Simmons following this site visit. Mark kindly provided advice to the proposals and the drawings appended to this application have been drafted in accordance with the advice received during the site visit and later via email correspondence.

Mark Simmons is familiar with the site and attended a site visit with 'The Agent' previously to discuss the original application for listed building consent.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Keith Noble

Date

18/06/2024