

From: Mark Simmons [REDACTED]

To: [REDACTED]

Subject: RE: 5 Pryors Court, Whitehorse Street, Baldock, Hertfordshire SG7 6QU
(25/02953/PRELB)

Date: Friday, 24 April 2026 2:36 PM

Afternoon Lin,

In my response dated 28 January 2026 I expressed concern regarding the installation of a Drybase Flex Adhesive & Membrane System which is said to be a polymer modified cement-based product used to fix Drybase Flex Membrane, a watertight low-profile sheet membrane for protection against dampness in walls. I questioned whether there was a more effective way of enabling your property to dry out negating the installation of the Drybase Flex Membrane system. Having expressed concerns regarding the property's overall ability to 'breathe' I welcome your consideration of this matter.

I note the proposed use of the Dryzone Hi-Lime Renovation Plaster Installation system (inc. Removal of Contaminated Plaster & Skim Coat Plastering) which is designed to manage residual moisture and salts while providing a durable, vapour-permeable finish.

I confirm that I am prepared to treat this as a repair of the water damaged internal wall thus not requiring listed building consent.

I reiterate what I said in January that whilst the external alteration required to facilitate the installation of a Mechanical Heat Recovery Unit (MHRU) (which is also mentioned in the latest estimate), would be limited to a 'discreet external vent to a wall under an archway' which may be considered de minimis, considering that an application for listed building consent is required for the windows I advise that the Heat Recovery System also forms part of that application including details of what is required internally.

Regards

Mark

Mark Simmons BA (Hons), Dip TP, MRTPI, IHBC
Senior Conservation Officer
[REDACTED]

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