



FAO:
Planning Department,
North Hertfordshire Council

Date: 19/12/2024

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Proposal:

24/01604/FP

Change of use of the Former Princess Helena College and associated land from a former all-girls boarding school to 69no. private residential dwellings (Use Class C3), including the conversion of the main Grade II* Listed House to 35no. new apartments, the conversion of the retained Teaching Block to provide 8 new apartments, the demolition of the existing sports hall building and science block and replacement with 20no. new houses and 2no. new apartments, the conversion of the Tank House and the Pump House buildings to provide 2no. detached dwellings and the erection of 2no. new dwellings located within the summerhouse plantation. The provision of a new car-park together with domestic storage units and covered parking bays to include solar PV Panels, and waste storage units and the provision of new driveways and associated works. Erection of new sub-station building and plant room. In addition, the associated landscaping of the site including provision of new pathways and gates and the reinstatement of Grade II* Listed Parks and Gardens and the provision of a new Cricket Pitch and associated Cricket Pavilion.

24/01605/LBC

All works associated with the conversion of the Grade II* Listed Building from the former all-girls boarding school to 35no. new apartments and the works for the reinstatement of the Grade II* Listed Park and Garden at Temple Dinsley and all works associated with the conversion of the curtilage listed Tank House and Pump House buildings and the demolition of the existing sports hall.

Address: Temple Dinsley (formerly The Princess Helena College) School Lane Preston Hertfordshire SG4 7RT

Legislative considerations:

Planning (Listed Buildings and Conservation Areas) Act 1990 – Sections 16(2), 66(1) and 72(1).

Summary of affected heritage assets:

Designated Heritage Assets within the site application area:

- Temple Dinsley Registered Park and Garden (RPG) (Grade II*)
- Preston Conservation Area (North West part of the site)
- Main Building (House, attached Service Wing and western spur- Art Block, Pavilion) (Grade II*)
- Teaching Block (curtilage listed)
- Pump House (curtilage listed)



- Barn 2 (Tank House) (curtilage listed)
- Garden structures and Pergola's (curtilage listed)
- Belvedere (curtilage listed)
- Piggery (Grade II)
- Ice house (Grade II)
- Gate Posts and Park Wall (Grade II)

Relevant Planning Policy:

National Planning Policy Framework (December 2024) – Chapter 16
North Herts Local Plan 2021 – Policy HE1:

Policy HE1: Designated heritage assets

Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;*
- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and*
- iii. Informs any necessary measures to minimise or mitigate against any identified harms.*

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*
- b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and*
- c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.*

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

Relevant guidance:

Planning Practice Guide (2014 with amendments)
Preston Conservation Area Character Statement (2019)
Preston Parish Neighbourhood Plan 2018-2031
Sustainability SPD (2024)
Historic England best practice guidance (various)

Comments:

The proposed development at Temple Dinsley seeks the conversion of the Grade II* listed Main House and associated curtilage listed building (Teaching Block, Pump House and Tank House) (list entry number: 1307766), restoration of separately Grade II listed Piggery (list entry number: 1347448) and Ice House (list entry number: 1176789), restoration of curtilage listed Belvedere and Garden Structures, demolition of modern buildings within the grounds (Sports Hall, Science Block, Stables, Barn 1), the restoration of the formal gardens to the Grade II* Registered Park and Garden (RPG) (list entry number: 1000919), and provision of 22no new dwellings on the site of the Sports

Hall and Science Block, 2no. new dwellings with the Summer Plantation and community sports provision on the former playing fields.

A summary for each heritage asset is provided below, along with a summary of works that have the potential to affect the setting of the above identified heritage assets, the Grade II* Registered Park and Garden, and Preston Conservation Area.

• ***Temple Dinsley Registered Park and Garden (Grade II*)***

The proposals seek the restoration of the formal landscaped gardens to the north and west of the Grade II* listed building. This will see a Lutyens and Jekyll inspired planting scheme, drawn from historic photographs and paintings of the property. It will also include repairs to the existing hard surfacing, terraces, walls and pergolas within the Grade II* RPG. These are direct heritage benefits of the scheme which should be weighed in the planning balance.

There will, however, be some loss of the historic parkland through the introduction of a new walled garden car park area to the southeast of the Grade II* listed Main House. This will have an impact on both the setting of the listed building and direct effect on the RPG which is considered to be harmful, engaging Paragraph 215 of the NPPF. This harm should be considered alongside the heritage benefits of the scheme, including the identified heritage benefits derived from the scheme, as well as providing a viable new use for the heritage assets on the site.

• ***Preston Conservation Area***

The Preston Conservation Area extends into the northwest part of the Temple Dinsley site, taking in the main entrance drive, Grade II* listed building, Teaching Block, formal gardens and pond to the south of the Service Wing. The Sports Hall, Pump House, Tank House and modern plantation and wider areas of parkland may be considered to fall within the setting of the Conservation Area.

The adopted Conservation Area Character Statement identifies that the Conservation Area covers the historic core of the village, with Temple Dinsley forming a key part of its significance. A key view (KV4) is identified from School Lane, looking down the main drive. Areas of significance green space and trees are identified along the western edge of the Temple Dinsley site.

Overall, the direct impacts of the proposal are considered to form an enhancement to its character and appearance through the formal garden restoration and securing the future use of the listed buildings on the site. The Key View KV4 is likely to experience some temporary change during the construction period, however it is anticipated that it would not experience change from the completed development.

In terms of indirect impacts on the setting of the Conservation Area, these are more varied. The demolition of the Sports Hall and erection of 22no. new dwellings on the site, utilising its footprint may be considered an enhancement. However, the erection of the walled garden car park within the parkland will see the loss of an area of parkland that contributes positively to the setting of the Conservation Area. Therefore, Paragraph 215 would be engaged and this harm should be weighed in the planning balance taking into account the direct heritage benefits derived from the submitted scheme, alongside other public benefits.

• **Main Building (House, including Service Wing and Western Spur) (Grade II*)**

The conversion of the Main Building to 35no. apartments has been well thought out, with alterations generally limited to fabric of lesser heritage significance. The layout and presence of several existing staircases allows the building to be subdivided in a straightforward manner, with the potential for the subdivision to be reversible in the future if desired.

The grouping of principal suites of rooms within apartments is welcomed, with bathroom 'pods' inserted to allow the architectural and artistic interest of the rooms to be retained and appreciated. The layout within the Main Building utilises the main staircase and entrance hall as the arrival space for all units in this area, such that the significance of the Main House can be appreciated by future residents and visitors to the property.

Areas of greater intervention are concentrated on areas of lesser significance or areas which have been subject to greater alteration historically, for example the attic areas to the East and West Wings and the Service Wing to the east. It is here where new lifts are proposed, and a new lightwell located to break up the depth of the Service Wing, particularly where the modern school hall and canteen were located.

There would be some inherent harm created through the subdivision of the building, engaging Paragraph 215 of the NPPF. However the proposal will secure a new viable use for the building which is supported and should be weighed in the planning balance. Conditions are proposed below to secure the details of the proposals.

In terms of the setting of the Grade II* listed building, its immediate setting comprises the surrounding RPG and wider estate in which it can be appreciated and experienced as a historic country house. The discrete location of new buildings within the setting of the Main House, and within the Summerhouse Plantation will allow its significance to continue to be experienced. However, the proposed walled garden car park and the new residential curtilages of the Tank House and Pump House will see a loss of parkland and would erode the openness of the RPG and setting of the Main House which would be harmful. This harm should be considered alongside the heritage benefits of the scheme, including the identified heritage benefits derived from the scheme, as well as providing a viable new use for the heritage assets on the site.

• **Teaching Block (curtilage listed)**

Generally, this building has been subject to greater alteration historically and is therefore considered to be less sensitive to conversion. Nevertheless, the conversion of the Teaching Block to 8no. apartments has been well thought out, with alterations generally confined to fabric of limited heritage significance. There would be some inherent harm created through the subdivision of the building, however the proposal will secure a new viable use for the building which is supported. Conditions are proposed below to secure the details of the proposals.

• **Pump House (curtilage listed)**

The conversion of the Pump House to residential will incur some harmful alterations to secure a new viable use for the building. However, due to the current poor condition and redundant nature of the building the proposals are considered to be a direct heritage benefit of the scheme as it would secure the long-term maintenance and conservation of the building. Conditions are proposed below to secure the details of the proposals.

- ***Barn 2 (Tank House) (curtilage listed)***

The conversion of the Tank House to residential will incur some harmful alterations to secure a new viable use for the building. The fenestration has been revised to reduce the level of glazing proposed which will allow the building to continue to appear as a timber framed and weather boarded barn, whilst establishing the new residential use. However, due to the current poor condition and redundant nature of the building the proposals are considered to be a direct heritage benefit of the scheme as it would secure the long-term maintenance and conservation of the building. Conditions are proposed below to secure the details of the proposals.

- ***Garden Pergola's and Belvedere (curtilage listed)***

The proposed works to the garden structures comprise their restoration in a sympathetic manner to secure their physical structures and appearance as part of the Garden Restoration Scheme. This is considered to be a direct heritage benefit of the scheme. These works should be secured by Condition.

- ***Piggery (Grade II)***

The proposed works to the Piggery comprise its restoration in a sympathetic manner to secure its physical structure and appearance. This is considered to be a direct heritage benefit of the scheme. An interpretation board should also be considered to better reveal the significance of the listed building. These works should be secured by Condition.

- ***Ice house (Grade II)***

The proposed works to the Ice House comprise minimal like for like repairs to the external structure, photographic recording and perimeter fencing to protect the structure. This is considered to be a direct heritage benefit of the scheme. An interpretation board should also be considered to better reveal the significance of the listed building. These works should be secured by Condition.

- ***Gate Posts and Park Wall (Grade II)***

The proposals seek minor like for like repairs to the Gate Posts and Park Wall. A new gate is proposed which replaces the modern school gate which has the potential to be an enhancement. These works should be secured by Condition.

- ***Science Block***

There is no objection to the demolition of the Science Block. The demolition of this modern building makes no contribution to the heritage significance of the site.

- ***Sports Hall***

There is no objection to the demolition of the Sports Hall. The demolition has the potential to enhance the setting of the Grade II* Main House, Grade II* Registered Park and Garden and Preston Conservation Area through the removal of a bulky structure which does not contribute to their heritage significance.

New build houses (Edwin, Violet, Sadleir, Ithel, Templar)

There is no objection the erection of new dwellings on the site of the Sports Hall and Science Block following their demolition. The proposals seek to provide a contemporary development which is set back from the Teaching Block, providing greater space in which the curtilage listed building may be experienced. It also breaks down the scale and massing of the built form in this location, providing a new layout which responds to the adjacent listed buildings. The development also makes use of

the level changes within the site, such that the new dwellings will be no higher in height than the Sports Hall such that they would only be visible in glimpsed views from the RPG and upper floors of the Main Building and Service Wing. The design of the new dwellings will provide a subtle contrast to the architectural character of the heritage assets. As such, the new build houses would not affect the significance of the RPG, setting of listed and curtilage listed buildings, and setting of the Preston Conservation Area. Conditions are proposed below to secure the details of the proposals.

• ***Barn 1 (Summerhouse Building)***

There is no objection to the demolition of Barn 1. The demolition of this modern building makes no contribution to the heritage significance of the site.

Harwood House and Summer House

There is no objection to the demolition of Barn 1 and erection of these two 5no. bed detached dwellings within the Summerhouse Plantation. This area is a mid-twentieth century area of woodland which does not contribute to the significance of the above identified heritage assets. As such, they would not affect the significance of the RPG, setting of listed and curtilage listed buildings and setting of the Preston Conservation Area. Conditions are proposed below to secure the details of the proposals.

Cricket Pavilion

The proposals include the erection of a Cricket Pavilion on the former site of tennis courts and sport pitches to the southeast of Temple Dinsley, within the RPG. Given that former sports provision was located in this area when in educational use, it is considered that the continued utilisation of this area as community sports provision with an ancillary Cricket Pavilion would not harm the significance of the designated heritage assets at Temple Dinsley.

Conclusion

Overall, it is considered that the proposals would incur some low-level inherent harm to the Grade II* Main House and attached buildings, curtilage listed buildings and to the Grade II* Registered Park and Garden through the division of the estate and creation of the new walled garden car parking area within the grounds, engaging Paragraph 215 of the NPPF. The proposed walled garden car parking area within the setting of the listed building, Conservation Area and within the RPG is also considered to be harmful, also engaging Paragraph 215.

However, it is considered that the proposals have sensitively considered the historic fabric of the heritage assets and will provide a new use for these currently vacant and redundant buildings which will support their long-term maintenance and conservation. This should be weighed against the above identified harm within the planning balance. Furthermore, the proposals include further direct heritage benefits in the consolidation of the Ice House, restoration of the Piggery, and restoration of the early twentieth century formal garden design. This should be weighed favourably against the above identified harm within the planning balance in accordance with Paragraph 219 of the NPPF.

Conditions:

We would recommend the following Conditions are attached:

Phasing Plan

- Following the demolition of the Sports Hall, as identified on the submitted drawings, a phasing plan shall be submitted prior to the construction works being undertaken shall be submitted and approved in writing by the Local Planning Authority,

Securing of Listed Building Works

- Prior to the occupation of 50-75% of the new build dwellings on the site, the conversion and restoration works to the Main House and attached buildings, Teaching Block, Tank House and Pump House shall be completed.

Protection of features

- Prior to work being started on the Main House as identified on the phasing plan, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior features during the building work. The agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority. Particular regard should be given to the following item(s): fireplaces; chimney-pieces; guttering and hopper-heads; decorative finials/urns; stair balusters and handrails; windows containing historic window glass; vulnerable surfaces and finishes (i.e. panelling, Lutyens decorative schemes); and Lutyens fixtures (i.e. cupboards, radiator grills).
- Before work to the Main House commences, as identified on the phasing plan, a scheme identifying the items to be removed (i.e. front gates to the Main House to avoid damage during construction); arrangements for temporary secure storage; the person or body specialising in this procedure appointed by the applicant; and a timetable for their reinstatement shall be submitted and approved in writing by the Local Planning Authority.
- During the works, if hidden historic features are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed. Particular regard must be given to the timber framing within the 18th century main house (walls, floors and attics); and Lutyens interior decorative schemes (panelling, radiator grill designs, doors, architraves etc).
- No alterations, including internal painting and decorating, to the interior of:
 - a) Main Staircase and Communal Areas
 - b) Middle Stair
 - c) Unit 1 (Landseer)
 - d) Unit 2 (Norman and Burt)
 - e) Unit 3 (Vyvyen Prain)
 - f) Unit 10 (Dining Room)
 - g) Unit 11 (Piano Nobile)
 - h) Unit 14 (Housekeeper)shall be undertaken without prior written approval of the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Interpretation

- Prior to the installation of the interpretation panels for the Ice House, Piggery and formal gardens, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Lighting design

- Prior to the installation of any exterior fixtures and fittings including lighting and signage for each phase as identified on the phasing plan, details of their location, design and

materials shall be submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Landscaping

- Details of all hard landscaping (including repairs to curtilage listed terraces, walkways and structures) for each phase as identified on the approved phasing plan must be approved in writing by the local planning authority prior to the commencement of any landscaping works.
- Details of all soft landscaping and boundary treatments (including garden restoration scheme) for each phase as identified on the phasing plan must be approved in writing by the local planning authority prior to the commencement of any landscaping works.

Services

- Prior to the installation of any soil ventilation pipes, air extraction pipes, boiler flues or ducting for each phase as identified on the phasing plan, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Prior to the installation of services (cables, pipes etc) for each phase as identified on the phasing plan details of their location, design and materials shall be submitted to and approved in writing by the local planning authority and be implemented in accordance with the approved details and permanently maintained as such.
- Details of the proposed method of ventilating the roof construction and internal rooms for each phase as identified on the phasing plan shall be submitted to and approved in writing by the local planning authority prior to the construction or relaying of the roof. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- All service intakes to dwellings, apart from gas, shall be run internally and not visible on the exterior.
- No electricity, gas, water meter boxes, or broadband boxes shall be fixed to the external fabric of the building unless otherwise agreed in writing by the local planning authority

Fire Safety

- Before the work begins on the Main House and Teaching Block as identified on the phasing plan, a Fire Safety Strategy, including Method Statement, and sectional details at a scale of 1:20 shall be approved by the Local Planning Authority, and the works carried out in full according to such a Statement.

Insulation

- Details of the proposed type and method of insulation for each phase as identified on the phasing plan, including section drawing at scales between 1:20 and 1:1 as appropriate shall be submitted to and agreed in writing with the local planning authority prior to its first use on site, and once agreed the development shall be carried out in accordance with such details

Exterior

- Prior to the commencement of works to the existing brickwork for each phase as identified on the phasing plan, as appropriate, a single repair to cut out and replace a spalled brick shall be completed to demonstrate method and proposed brick

replacement. The works shall be implemented in accordance with the approved details and shall be permanently maintained as such

- All new rainwater goods shall be black painted metal unless otherwise agreed in writing by the local planning authority.
- A schedule of the types and colour of the materials to be used in the external finishes shall be submitted to and approved in writing by the local planning authority prior to their first use on site for each phase as identified on the phasing plan. The development shall be implemented in accordance with the approved details.
- Details of the proposed new external staircases, balustrades and balconies (including walkways) at the Main House, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Interior

- Internal works shall not be commenced until a schedule of all new, internal surface materials including walls, ceilings and floors and a schedule of all internal and external joinery indicating the proposed finish and decoration to be used has been submitted to and approved in writing by the local planning authority for each phase as identified on the phasing plan. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Prior to paint cleaning/removal in the Main House as identified on the phasing plan, a method statement shall be submitted to and approved in writing by the local planning authority prior to their first undertaking on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Windows

- Prior to the installation of new windows and upgrading of windows for each phase as identified on the phasing plan as appropriate, a window schedule shall be provided to the Local Planning Authority. This shall detail a method statement and specification for window repairs, upgrades and identify those for replacement. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Details of proposed new windows and cills for each phase as identified on the phasing plan as appropriate to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- The rooflights shall be of low profile conservation type, the specification to be approved by the local planning authority prior to their first installation on the Main House, Teaching Block, Tank House and Pump House as identified on the phasing plan, as appropriate.

Ironmongery

- Details of proposed new ironmongery for windows and doors to be used, for each phase as identified on the phasing plan as appropriate, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Doors

- Prior to the installation of new doors and upgrading of doors for each phase as identified on the phasing plan as appropriate, a door schedule shall be provided to the local planning authority. This shall detail a method statement and specification for door repairs, upgrades, and identify those for relocation or replacement. It will also identify the location for those which are relocated within the listed building. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Details of proposed new doors and architraves to be used, for each phase as identified on the phasing plan as appropriate, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Walls / ceilings

- Prior to the repairs to plasterwork (walls and ceilings) to the Main House and Teaching Block as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority prior to their first undertaking on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Prior to the repairs to timber panelling in the Main House as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority prior to their first undertaking on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- All new partitions shall be carefully scribed around the existing ornamental mouldings.

Joinery

- Prior to the installation all new internal joinery (skirtings, architraves etc) within the Main House and Teaching Block as identified on the phasing plan, the details of the type and colour(s) of finish to be used shall be agreed in writing with the local planning authority and permanently maintained as such.

Floors

- Prior to the repairs to wooden flooring in the Main House as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority prior to their first undertaking on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Staircases

- Details of the proposed new internal staircases and balustrades within the Main House, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Prior to the repairs to staircases and balustrades in the Main House as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority prior to their first undertaking on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Radiators

- Details of the proposed new radiators within the Main House and Teaching block, as identified on the phasing plan shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Prior to the repairs to radiators and their decorative grills in the Main House as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority prior to their first undertaking on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Details of the proposed new radiator grill covers within the Main House, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Roofs

- Prior to the repairs to roof structure and finishes, including gutters in the Main House as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority prior to their first undertaking on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Prior to the dropping of windows sill levels within the attic roof within the Main House as identified on the phasing plan, a method statement shall be submitted to and approved in writing by the local planning authority prior to the works being undertaken on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such

Fireplaces

- Prior to the cleaning and repairs to the fireplaces in the Main House as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority prior to their first undertaking on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Details of the proposed new fireplaces within the Main House, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Lifts

- Details of the proposed new lifts and lift enclosures within the Main House, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Building Recording

- a) No demolition, conversion or alterations to:
 - i) Tank House
 - ii) Pump House
 - iii) Ice House
 - iv) Piggery
 - v) Belvedereas identified on the phasing plan shall commence until a programme of building recording and analysis, including written and photographic record, has been secured in accordance with a written scheme of investigation (WSI) to be submitted to and approved in writing by the local planning authority.
- b) No demolition, conversion or alterations to:
 - i) Tank House
 - ii) Pump House
 - iii) Ice House
 - iv) Piggery
 - v) Belvedereas identified on the phasing plan shall take place until the satisfactory completion of the recording in accordance with the WSI submitted.
- c) The applicant will submit to the local planning authority a report detailing the results of the recording programme and confirm the deposition of the archive to an appropriate depository as identified and agreed in the WSI.

Structural

- Before the commencement of works to the Main House and Teaching Block as identified on the phasing plan, details shall be submitted and approved with the local planning authority setting out the method of demolition and ensuring the safety and stability of the building fabric identified to be retained throughout the demolition and reconstruction. Such details are to include structural engineering drawings and a method statement. The works shall be carried out fully in accordance with the method statement approved.
- No work shall begin on the Main House as identified on the phasing plan until steps are approved in writing by the local planning authority and then undertaken to secure the safety and stability of the building, such as vibration monitoring, relating to basement excavation during the progress of the works.
- Demolition work shall be carried out by hand or by tools held in the hand other than power-driven tools.

Unit Specific

- No removal or alterations (including decoration) shall be undertaken to the original Lutyens Cabinet identified as 02K.R3 on the submitted drawings in Unit 2 (Normal and Burt) of the Main House to ensure the protection of this fixture.
- Before the relevant work begins, details in respect of the structural alterations (basement excavation) below Units 6 (Bakersfield), 7 & 8 (Art Block) shall be approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details: detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works/specification; and method statement.
- Before the relevant work begins on the dismantling and rebuilding of the Rose Garden wall at Units 7 & 8 (Art Block), a method statement for demolition and specification for rebuilding shall be approved in writing by the Local Planning Authority.

- No removal or alterations shall be undertaken to the original Lutyens Bathroom fittings (sink units, radiator, and cupboards) identified on the submitted drawings in Unit 10 (Dining Room) of the Main House to ensure the protection of these fixtures.
- Before the relevant work begins, details in respect of opening up works to main staircase and Unit 11 walls shall be approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details: detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works/specification; and method statement
- Following opening up works the follow details should be submitted to and approved in writing by the local planning authority, either:
 - a) detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works/specification; and method statement for the proposed structural alterations in Unit 11;
 - or
 - b) should the proposed steel beam arrangement be required to be retained then detailed drawings at between 1:20 and 1:1 as appropriate for the amended joinery details
- Notwithstanding the submitted plans, before the relevant work begins details in respect of opening up works to the internal walls and ceilings of Unit 12 (Attic West) and Unit 13 (Attic East) shall be undertaken to inform the extent of demolition and layout of these units. This should be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details: detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works/specification; and method statement
- Following opening up works, drawings at 1:20 of the proposed layouts to Unit 12 (Attic West) and Unit 13 (Attic East) showing extent of partition and ceiling removal should be submitted to and approved in writing by the Local Planning Authority.
- Before the relevant work begins, details in respect of the relocation of the Lutyens cupboards (17J.D1) as identified on the submitted drawings in Unit 17 (Almina) shall be confirmed. This should be submitted to and approved in writing by the Local Planning Authority
- The arrangement and partition details (plan, elevation and section at 1:20 / 1:10) for Unit 17 (Almina) must be submitted to and approved in writing prior to commencement of their construction.
- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development at the Tank House or Pump House within Classes A, B, C, D, E, F, or G of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place within the boundaries of the site and as demonstrated on the approved plans without the prior written permission of the local planning authority
- Details of the proposed glazed links at the Pump House, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Details of the proposed glazed screen to the well at the Pump House, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Yours sincerely,

Emma Woodley BA(Hons) MSc PGCert IHBC
Principal Built Heritage Consultant
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Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter