

From: Henry Thomas <Henry.Thomas@north-herts.gov.uk>
Sent: 12 March 2025 15:11:21 UTC+00:00
To: "ConsulteeComments" <ConsulteeComments@north-herts.gov.uk>
Subject: FW: Land at Police Row between The Grange and 1 The Grange, Police Row, Therfield x 3 DOC's
Importance: High

25/00204/DOC
25/00205/DOC
25/00206/DOC

From: Mark Simmons <Mark.Simmons@north-herts.gov.uk>
Sent: 12 March 2025 11:32
To: Henry Thomas <Henry.Thomas@north-herts.gov.uk>
Subject: Land at Police Row between The Grange and 1 The Grange, Police Row, Therfield x 3 DOC's
Importance: High

Hi Henry,

As you may be aware, this scheme was the consequence of lengthy discussion/negotiation.

At 3.35 of the submitted Heritage Statement it states: *It is considered that **sympathetic design and materials** for the new dwellings, together with the retention and strengthening of existing landscape buffers around the site, and the inclusion of open 'recreation' areas and planted screening around the development itself, would lessen the identified impacts on these settings.*

At 5.31 of the Planning Statement it states: *The assessment concludes that the proposed development will result in less than substantial harm to the significance of these assets, with the harm being at the lower end of that scale. Through **sympathetic design and materials** and the implementation of a landscaping strategy, the degree of change would be reduced to slight adverse/neutral.*

Although I raised no objection to the final scheme, in my recommendation I stated that "I was seeking a reduction to single-storey only of the two rearward projecting wings to Units 7 & 8. I note that this request triggered a complaint from the applicant and that following this, a negotiation has taken place to which I was not involved. I understand that what is now presented is the definitive version. Although disappointed with the overall bulk of Units 7 & 8, I am satisfied that both lowering the height of the main part of Unit 7 to 1½ storey thus bringing the ridge height down and the through-eaves luccam feature, are design positives. I also welcome the change of wall finish and introduction of half-hipped ends to Unit 8. These changes are more sympathetic to the 'Farmstead Concept' with stronger agrarian accents. Overall, this amended scheme now has a more cohesive layout with more sympathetic build types. I have sought to ensure that new development makes a positive contribution to local character and distinctiveness, and I have given great weight to the conservation of heritage assets".

Preceding the above recommendation, I wrote the following and highlighted it in red: ***In my opinion, it is essential to the success of this scheme that appropriate, good quality materials are sourced. With the roofscape being particularly important and where tiles***

are shown I am anticipating a handmade clay tile and where slate is shown a natural slate. Furthermore, where windows are indicated with glazing bars, the detailing of these will also need scrutiny.

I may have perhaps, mistakenly assumed that the roofs would be clay tiled or natural slate and my assumption was based on the suggestion in the Planning and Heritage Statements that materials would be **sympathetic**.

Plots 1, 2, 9 and 10



Plot 3



Plots 4 & 5



Plots 6, 7 & 8 - latest iteration



POLICY HE1

Designated Heritage Assets

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 and 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*

Para 140 of the NPPF states: *Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development and are clear about the approved use of materials where appropriate. This will provide greater certainty for those implementing the planning permission on how to comply with the permission and a clearer basis for local planning authorities to identify breaches of planning control. **Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between***

permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

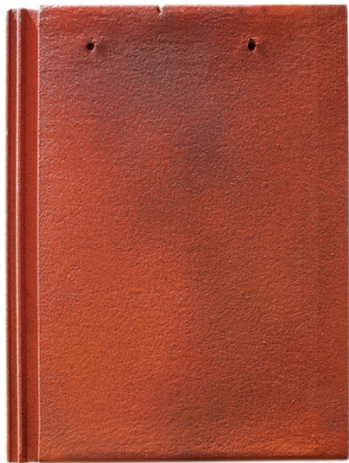
25/00204/DOC - Details of Condition : Details reserved by Condition 14 (Materials Details - roof) of planning permission 23/01885/FP granted on 13.12.2024.

The Planum Concrete tile is an interlocking tile marketed as having an 'ultra smooth flat finish and clean 'pore free' edges'. With a covering capacity of just 9.8 tiles per square metre, the Planum Concrete flat tile is marketed as 'very economical'.

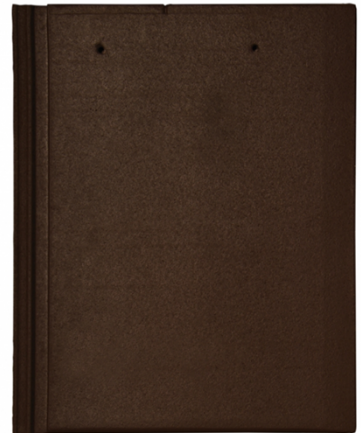
This is a sensitive site with heritage considerations. In my opinion, the proposed smooth, concrete, interlocking tiles are not sympathetic to or would make a positive contribution to local character and would not carry through on the farmyard concept with agrarian accents as mentioned during the application process. In this context, I find the tile types

OBJECTIONABLE.

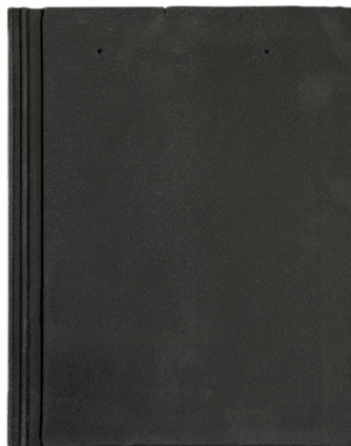
Crest Planum Plain Tile – Rustic



Crest Planum Plain Tile – Dark Brown



Crest Planum Plain Tile – Onyx Black



Crest Double Roman Tile – Rustic



As stated above I have previously sought a good quality handmade clay tile and natural slate. A typical tile type/mix that would work exceptionally well here is the Conservation Weathered (see below left) from Heritage Clay Tiles Ltd or similar. The patina, slight irregularity within the coursing, texture and colour all contribute to a roof finish of high aesthetic value. Alternatively, I am prepared to look at something like the Edilians Phalempin tiles in Val de Seine (a machine-made clay tile - see below right) or the Marley Ashdowne Ashurst clay tile range. Where dark brown or onyx black Crest Planum Tiles are indicated I would be expecting natural slate.



Whilst the Crest Planum Plain Tile – Rustic and the Edilians Phalempin Val de Seine tiles may look quite similar in the images above, they are markedly different in reality. Furthermore, with respect to the Crest Double Roman Tile – Rustic I was anticipating a single role Sandtoft/Goxhill Old English Clay Pantile Natural Red or maybe the Ashvale Restoration Clay Pantiles from Lifestiles.

25/00205/DOC - Details of Condition : Details reserved by Condition 16 (Materials Details - brick and boarding) of planning permission 23/01885/FP granted on 13.12.2024.

Whilst I don't necessarily have an objection to the brick types below it is difficult to appreciate these in context and I am also wary of relying upon web images. Secondly, do we know which buildings the different brick types would be applied to, although I could hazard a guess?

With respect to the boarding, I had anticipated seeing natural boarding being deployed but appreciate that maybe Building Regs and maintenance may be significant factors.

With some hesitation, I find Marley Eternit Cedral Lap Cladding – Colour Black C50, the brick types and reconstituted stone types **ACCEPTABLE**.



[DR15B](#)

Whitley Red Multi - 65mm
Handmade-Heavy Crease
Unit: Per Thousand
Pack size: 624
Full Load size: 12480



[DR22B](#)

Staplefield Stock - 65mm
Stock-Sand Faced
Unit: Per Thousand
Pack size: 624
Full Load size: 12480

Recon Stone where applicable – Bath Finish



25/00206/DOC - Details of Condition : Details reserved by Condition 17 (Rainwater goods) of planning permission 23/01885/FP granted on 13.12.2024.

The use of the FloPlast Deepflow / Hi-Cap Gutter Cast Iron Effect rainwater goods is
UNOBJECTIONABLE .

Regards

Mark



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

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www.north-herts.gov.uk