

Mr K Tillman
Tillman Architects
84 Speedwell Street
London
SE8 4AT

Our Ref: 26/00519/DOC

Contact: Mark Simmons
Direct Line: 01462 474685
Email: mark.simmons@north-herts.gov.uk

Date: 11th May 2026

Dear Mr Tillman,

Details of Condition: Details reserved by Condition 2: (opening-up works) of Listed Building Consent 25/00895/LBC granted 03.06.2025
Old Manor House, Shaftenhoe End, Bogmoor Road, Barley, Hertfordshire, SG8 8LE,

Please quote the following reference: 26/00519/DOC on all correspondence.

I refer to your application which was received on **9 March 2026**, and which seeks approval of works pursuant to condition 2 (opening-up works) of listed building consent reference **25/00895/LBC** granted 03.06.2025 which reads as follows:

During the opening-up 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. A Method Statement for the continuation of works in any area(s) where such features (if any) are identified shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the works shall proceed in accordance with the approved Method Statement.

On 25 February 2026 the Senior Conservation Officer emailed yourself, copying in the case officer who dealt with ref: 25/00895/LBC, stating:

I am pleased to note that the discovery of the window is considered by you and your clients to be positive and that you would like the window to be fully revealed and to be left exposed on the bedroom side of the wall. I note that the contractors currently engaged in stripping-out the existing modern plywood panelling has been proceeding carefully. I am satisfied that this can be agreed as a method statement going forward. I suggest Vicki that a DOC is set up based on Keith's email if that can be arranged and then a formal letter response can be issued in due course under that DOC reference – do you agree?

I note also that you have attached other photos taken following further strip-out works (consented) at the east end of the building at ground floor level. You have confirmed that it is not intended to cover over the original timbers but, rather to carry out the works to the walls as shown on the drawings granted consent today (ref 25/02515/LBC). This aspect of works was not specifically conditioned under ref: 25/02515/LBC as pictured in the proposed ground floor plan below right but could also be considered under Condition 2 of ref: 25/00895/LB....

Considering that the Senior Conservation Officer is satisfied that the works are acceptable as covered by the email exchange on 25 February, I confirm on behalf of the Local Planning Authority that the Method Statement for continuation of works is acceptable and hereby approved.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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>