



Re: Units 3–5 Bucklersbury, Hitchin SG5 1BB

Project No.1255

Re: Listed Building Consent Application – Units 3–5 Bucklersbury, Hitchin SG5 1BB

Applicant: Langham Mansions Properties Limited (Company No. 02006966)

Relevant consent baseline: 21/01164/LBC (Decision Notice dated 17 June 2021)

Dear Conservation Officer / Case Officer,

We act for Langham Mansions Properties Limited, the freehold owner of the wider complex at 2–8 Bucklersbury, Hitchin, and the applicant in respect of this Listed Building Consent application for Units 3–5 Bucklersbury, Hitchin SG5 1BB.

This application is submitted following discussions with the Council, after the current owner became aware that elements of works undertaken by the previous developer were not carried out in accordance with the approved listed building consent and/or approved details. The purpose of this submission is to explain the circumstances and to seek consent for a conservation-led remedial strategy to regularise the position.

The baseline for assessment is Listed Building Consent 21/01164/LBC. In particular, the approved strategy sought retention of ground floor construction at No.5, an overlay steel-and-joist solution at No.4, and required through-ventilation to each of the three basement areas prior to re-occupation.

The application is supported by a final Structural Statement for Remedial Works prepared by Mason Navarro Pledge (Ref. 225194-MNP-XX-XX-RP-S-0001, Rev P03, dated 9 February 2026). The report confirms that, notwithstanding unauthorised departures from the original structural proposals during earlier works, the building is generally performing satisfactorily, with no evidence of significant structural distress.

The structural engineer confirms that the majority of existing remedial works can remain in situ. The recommended works are limited to a light-touch, targeted programme of strengthening and checking to selected steel connections, ceiling joists and 'Y'-shaped purlin supports, together with further inspection and localised repair to specific elements where safe access is available. These inspections are precautionary and intended to confirm detailing rather than to address identified failure.

The revised structural report also records that an historic internal wall within the loft space had already been removed prior to the current ownership. The absence of this wall informs the present structural behaviour of the roof and underpins the need for targeted strengthening rather than reinstatement, avoiding unnecessary intervention into historic fabric.



In relation to the ground floor and basement areas, the structural report confirms that some works undertaken by the previous contractor did not follow the approved drawings associated with 21/01164/LBC. The proposed remedial scheme therefore seeks to remove and replace those non-compliant elements with the previously agreed reversible solutions, together with a small number of additional localised repairs, thereby realigning the works with the intent of the approved consent.

In addition, this application now includes a detailed proposal for the provision of through-ventilation to the basement areas serving Units 3–5. This ventilation was expressly required by Condition 2 of Listed Building Consent 21/01164/LBC but was not implemented by the previous developer. A Mechanical Ventilation Strategy and associated drawings are therefore submitted to regularise the position and to deliver the approved requirement. The proposed system reinstates a historic ventilation principle using existing air brick openings, supplemented by discreet mechanical extract via a low-energy in-line TD160/100 ECOWATT fan providing an air volume of approximately 20 litres per second, sufficient to achieve effective through-ventilation to the basement areas.

Repairs to the rear historic timber stud wall are proposed using traditional carpentry techniques, including scarfed oak repairs, to reinstate missing or decayed elements. This repair-led approach maximises retention of original fabric and represents a clear heritage benefit.

This application also includes white-box completion of Units 3–5, limited to basic enabling works only to make good floors, walls and ceilings and to provide neutral service terminations. The white box works include the installation of a reversible engineered timber floor laid as a floating system on acoustic underlay, with no tenant-specific fit-out or alteration to historic fabric proposed at this stage.

The application is accompanied by an updated Heritage Statement for Units 3–5 and an Addendum Note, both revised to reflect the findings of the final structural report. These documents confirm that the scope of works remains unchanged in principle and that the proposals are proportionate, reversible where practicable, and consistent with the statutory duty to preserve the special architectural and historic interest of the listed building.

We submit this application in good faith to regularise the position and to secure consent for a coherent package of remedial works that will allow Units 3–5 to be safely brought back into use while safeguarding their heritage significance.

Yours faithfully,
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