From: Mark Simmons <Mark.Simmons@north-herts.gov.uk>
Sent: 06 December 2024 13:06:54 UTC+00:00
To: "Andrew Hunter" <Andrew.Hunter@north-herts.gov.uk>
Subject: 5no. DOC's re: Bibbsworth Hall Farm, Bibbs Hall Lane, Kimpton
Importance: High

Morning Andrew,

I note that I have been consulted on several DOC's relating to the above site. In addition, the first two DOC's below came through to me direct from Nikki and I'll process these accordingly.

- **24/02482/DOC**- Details reserved by condition 2 (Roof Repairs) of listed building consent 22/02290/LBC granted 14.11.2022

- **24/02554/DOC**- Details reserved by condition 4 (Repointing South-West Corner Brickwork) of listed building consent 22/02290/LBC granted 14.11.2022

24/02481/DOC - Details reserved by condition 2 (Bricks) of listed building consent 23/00559/LBC granted 13.12.2023.

A sample panel indicating brick type, bond and mortar mix shall be erected close to the north elevation and made available for inspection by the Local Planning Authority. Once a sample panel has been approved, the extension shall be built in accordance with approved sample panel

I note DP Architect's letter dated 31 October 2024 in which it states:

Please note that no new brickwork has been required as while the planning permission was granted to rebuild the single storey lean-to abutting the kitchen, this has instead been refurbished as upon examination in was in better condition than expected. Therefore this condition is no longer applicable

Response: Whilst what is written is acceptable, there is no sample panel to inspect or to sign-off so I leave it with you as to whether the file is closed with a confirmatory letter or the application is not proceeded with.

24/02552/DOC - Details reserved by condition 6 (Doors and Windows) of listed building consent 23/00559/LBC granted 13.12.2023.

All new doors and windows shall be manufactured in timber and section details for these shall be submitted to and approved in writing by the Local Planning Authority prior to

their manufacture. The new doors and windows shall be installed in accordance with the approved details.

Approved drawing no.23 BIBB E01B (see below) is relevant here. The following appear to be new windows:

Elevation 1 – 1no. first-floor mullion & transom window
Elevation 2 – Single casement window and part-glazed door at ground floor and dormer window above
Elevation 3 – 2no. part-glazed doors and dormer above
Elevation 4 – 1no. single ground floor casement.

Elevation 1
Elevation 2
Elevation 4
Elevation 3
dp architects
design . planning . architecture
Knight Developments
RESIDENTIAL DEVELOPMENT
23 BIBB E01B
dpa

I note DP Architect's letter dated 31 October 2024 in which it states:

Please note that all windows in the existing building were examined and found to be repairable, and all new windows are being made by a local joiner to match the existing windows, photos of which are shown on the following page.

Response: The photos show two windows. The top image appears to indicate the correct window on Elevation 1 whilst the bottom image in the photos appears to show a three-light casement at ground floor on the front elevation which was not intended to be a new window. No photos are provided of other new windows or doors and no internal photos are provided either. The condition required section details to be submitted to and approved in writing by the Local Planning Authority prior to their manufacture. Once further details are provided, the new windows and doors may be built to an acceptable standard but with section details not provided, the condition wording is not currently met.

24/02553/DOC - Details reserved by condition 7 (Insulation) of listed building consent 23/00559/LBC granted 13.12.2023.

The full extent of internal wall insulation works (including where a wood fibre board / insulating lime hemp plaster / 'Spacetherm' or similar system is to be deployed) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the approved works. Thereafter the insulation works shall be undertaken using either system as set out in the documentation supporting this consent.

In the original application the following text was offered in support of internal insulation:

6. Internally, insulate the external walls with wood fibre insulation and lime plaster, in areas where there are no historical cornices or skirting board.

We have previously worked with Conservation Expert Marianne Suhr on a number of refurbishment projects. Marianne is a Historic Building Specialist and Chartered Building Surveyor of national standing who also works and lectures for the Society for the Protection of Ancient Buildings (SPAB).

It is important that any insulation and wall finishes are breathable and differing solutions will be applicable in different areas of the structure.

Wall Insulation Strategy *A variety of options are available for internal wall insulation (IWI), and there is no blanket approach. Where original detailing exists, it may limit the thickness of insulation that can be applied. Where historic wall finishes exist, these will need to be taken into account. Driving rain on the south westerly elevations can be problematic, so orientation will also be a consideration.*

Internal wall insulation *separates the heated interior from the mass of the masonry, stopping heat flow through the wall. Whilst this is the desired effect of insulation, is has the downside of leaving the internal face of the masonry cold, where it was once warm. If water vapour passes through the IWI, reaching the cold surface of the masonry, it may be at risk of condensing, creating running water within the build-up of the wall, known as 'interstitial condensation'. For this reason, a breathable, hygroscopic system is always recommended. In addition, it is important not to over insulate; by allowing a small amount of heat to pass through the insulation, the wall temperature does not plummet in cold weather, and interstitial condensation may be averted.*

Wood Fibre Board IWI: *Specially designed wood fibre boards such as 'Pavadentro' or similar have been developed, incorporating a vapour control layer to minimise the risk of interstitial condensation. It should be fitted against either the original lime plaster (with impermeable finishes removed) or a lime parge coat, a single flat coat of lime plaster. It is important the wall surface is dry before the board is applied and that any new plaster has completely carbonated. Once fitted, the wood fibre board can be plastered with a modified lime plaster (sold in conjunction with the board as a complete system).*

Insulating Lime Hemp Plaster: *Where the cornice precludes either of the above, then lime hemp plaster is a good alternative. It can be applied in layers of up to 25mm to the required thickness,and has better insulation properties than plaster alone.*

Thermal bridging: *Where walls are insulated, it is important to avoid areas of thermal bridging which will attract greater levels of condensation and mould. Window reveals and recesses below windows are at risk, and also wall surfaces between joists in the floor voids are often missed. 'Spacetherm' is a thin quilt with aerogel insulation that performs particularly well in areas such as window reveals where there is limited space available. This should however be used sparingly due to its non-breathable qualities.*

I note DP Architect's letter dated 31 October 2024 in which it states (my emphasis in bold):

The applicant has opted to follow the Historic England Guidance on insulating solid walls and is proposing to use detail Figure 9, as illustrated below. ***<u>This applies to all walls.</u>***

https://historicengland.org.uk/images-books/publications/eehb-insulating-solid-walls/heag081-solid-walls/

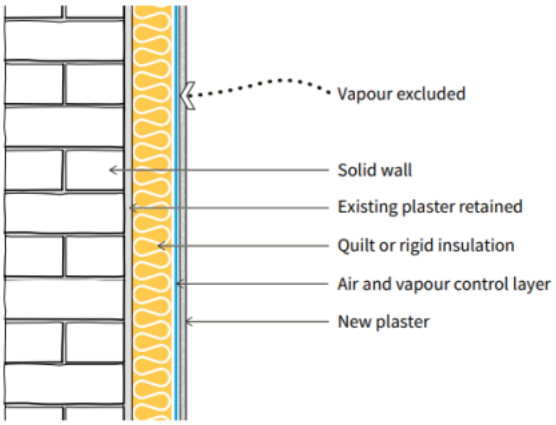

Figure 9 (bottom): Solid wall – Internal insulation with timber battens
The use of timber battens can allow other types of insulation to be used other than rigid insulation. In some proprietary systems the battens have insulation bonded to them to minimise cold bridging through the timber. Quilt insulation can be held in place between the battens or materials such as cellulose can fill the cavity. A vapour control layer is shown in this detail as the insulation is non- permeable.

Response: What is of interest here is that in the red highlighted text above, an insulation strategy was put forward based on a wood fibre insulation and lime plaster approach, in areas where there are no historical cornices or skirting board. It is stated that where original detailing exists, it may limit the thickness of insulation that can be applied. Furthermore, it says that differing solutions will be applicable in different areas of the structure and that **<u>there is no blanket approach</u>**. However, a blanket approach is proposed and that this also does not appear to be either i) a wood fibre system or ii) a lime hemp system. The Fig 9 Historic England example does not distinguish between quilt or rigid insulation of whether the new plaster is lime-based or standard gypsum/carlite. It is unclear as to how advanced the works are on site, even if the insulation system has already been applied, more clarification is needed with respect to the impact on any cornice/skirting/window reveal/door architrave details and whether an assessment has been undertaken as to whether different solutions are applicable to different parts of the building as previously noted.

24/02483/DOC - Details reserved by condition 2 (Roof) of listed building consent 23/01999/LBC granted 12.12.2023.

Details and/or sample of the clay roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter, the roof shall be finished with tiles in accordance with the approved details/sample.

I note DP Architect's letter dated 31 October 2024 in which it states (my emphasis in bold):

It is proposed to use roof tiles to match the wider side as approved under condition discharge 23/01978/DOC dated 16th October 2023. Lifestiles Woburn Clay Tiles – Reclamation mix

Response: This is acceptable.

24/02555/DOC - Details of Condition : Details reserved by condition 5 (Framing) of listed building consent 23/01999/LBC granted 12.12.2023.

The full extent of replacement framing shall be identified in a photographic and/or drawing survey which shall be submitted to and approved in writing by the Local Planning Authority prior to the replacement framing works being undertaken. Thereafter, the works shall be undertaken in accordance with the approved survey.

I note DP Architect's letter dated 31 October 2024 in which it states (my emphasis in bold):

Photographs of the existing frame of the barn after stripping the weatherboarding and tin roof are appended, the main structure is in fair condition and does not require significant repair works, excepting a new sole plate which has now been installed. This be clad in the agreed method as detailed in the design and access statement, and in accordance with planning condition 6.

Response: The photos of the exposed skeletal frame are useful. Taking it as fact that only a new sole plate has been installed with no other significant framing interventions, I am prepared to accept what is submitted. However, on a note of caution, if there any other more minor sections of framing that required replacement these have not been indicated or addressed in this submission.

Regards

Mark

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