

From: Mark Simmons [mailto:mark.simmons@north-herts.gov.uk]
Sent: 26 February 2025 16:47
To: Graham Holloway [REDACTED]
Subject: 2 The Range, Upper King Street, Royston SG8 9AZ (24/02847/GEN)
Importance: High

Afternoon Mr Holloway,

Thank you for your emails and my apologies for the delay in getting back to you.

As you say, your property is a grade II listed building in the Royston Conservation Area.

I note that your first email is dated 14 December 2024 with photos attached and followed by the emails below.

You mentioned in December that during a storm in the preceding week that the rendering to one wall of your house was damaged and that you were in contact with a couple of specialist companies regarding repair of the wall.



You have sought feedback to confirm that based on a straight like-for-like repair whether you will need consent or not. The quotation you have received is from a most reputable conservation building firm which is reassuring.

I note that Cliveden Conservation has suggested that it would be better to remove all of the render from the damaged wall (this gable end only). I note in the quote you attached with your second email (items A1 to A6) it is proposed to re-render with a like-for-like material and to colour match the lime wash to the existing colour. I note the other items on the quote (B1 and C1) which relate to some minor repairs it has been recommended to carry out at some stage on other walls.

I note that at A3 it says: *'Establish soundness of laths for receiving new coats of render'*. My only comment here is that if new laths are required that, if possible, these match the type currently deployed. It is also assumed that the substrate behind the laths is in reasonable condition and if historic infill material that this is not intended to be removed.

In my opinion the extent of works will not require planning permission or listed building consent as this remains principally a scheme of essential repair not affecting the listed building's special character. Furthermore, you do not appear to be changing the specification i.e. either introducing insulation or using Savolit boarding or similar.

However, should you wish to receive a formal view from North Herts Council that LBC is not required then you would need to apply for a Certificate of Lawfulness of Proposed Works to a Listed Building (see PDF attachments).

I hope this helps.

Regards,

Mark



**North
Herts
Council**

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

01462 474685



www.north-herts.gov.uk

From: Graham Holloway <[REDACTED]>
Sent: 26 February 2025 13:47
To: Mark Simmons [REDACTED]
Subject: RE: Acknowledgement for Application No 24/02847/GEN
Importance: High

Mark

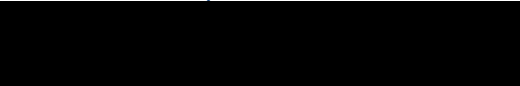
It is some time since I sent below information. In the absence of any feedback I am working on the assumption I will require a permit to work on a listed building and have registered on the planning portal.

Before I complete the application are you able to confirm that I will require a permit based on the information I have provided.

I look forward to hearing from you.

Regards

Graham Holloway



From: Graham Holloway
Sent: 21 January 2025 20:37
To: mark.simmons@north-herts.gov.uk
Subject: Fwd: Acknowledgement for Application No 24/02847/GEN

Mark

Since I sent my enquiry I have had a company come out to look at the building and the

consensus is that it would be better to remove all of the render from the damaged wall (this gable end only). This is because the surface has already undergone a number of repairs in the past and there are a number of large cracks so for better long term stability it is thought a full repair would be the best option. As you can see from the quote which I have attached (items A1 to A6) it is proposed to re-render with a like for like material and to colour match the lime wash to the existing colour. The other items on the quote (B1 and C1) relate to some minor repairs it has been recommended to carry out at some stage on other walls.

At this stage my question is based on the more extensive nature of the work will this now require a permit to work on a listed building?

If it will require permission to work on a listed building are you able to help direct to the correct forms because I have been looking but I get directed to a planning portal where all I can find are planning applications but nothing that appears to relate to work on a listed building.

Thank you in advance for your help.

Regards

Graham Holloway



-----Original Message-----

From: planning.control@north-herts.gov.uk [<mailto:planning.control@north-herts.gov.uk>]

Sent: 17 December 2024 11:31

To: Graham Holloway

Subject: Acknowledgement for Application No 24/02847/GEN

Please see letter attached from NHC

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[North Herts Council]<<https://www.north-herts.gov.uk/north-herts-story>>

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