
Subject:

RE: Conservation Consultee Comments

26/01257/DOC - Details Reserved by Condition 4: (Retention of all 4-panel doors) of Listed Building Consent 25/02331/LBC granted 14/04/2026

All 4-panels doors at first and second floor level shall be retained in situ unless otherwise agreed and approved in writing by the Local Planning Authority. Where new doors are required or where plain faced doors exist at first and second floor, the openings shall receive a 4-panel door to match the appearance of retained 4-panel doors at these levels.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

On 4 December 2025 I suggested the above condition.

On 8 December 2025 Spencer Bullard (Owner, Abode Town and Country Properties) emailed the following agreeing to the wording of Condition 4. The opportunity was available to say that the condition is unworkable i.e. doors could not be retained, but that point was not fully made:

Agreed, please note that all internal doors in the HMO will need to be fire rated and self closing, suggest the following in keeping with the existing doors: <https://www.wickes.co.uk/Wickes-Chester-White-Smooth-Moulded-4-Panel-FD30-Internal-Fire-Door---1981-x-762mm/p/190916>.

On 9 December 2025 I email the case officer stating: “Regarding the internal doors, I would like the floor plans to be marked up with where new doors are proposed i.e. losing the plain-faced doors and suggest that **rather than the moulded appearance of the 4-panel Wickes doors, that a better door type would be something like the non-moulded 4-panel door type as noted in the middle image below**”.

Home / London Grained 4 Panel White Fire Door

London Grained 4 Panel White Fire Door

Product Code: E21513

Total Price: **£239.00** (inc.VAT)
£199.17 (Exc.VAT)
✓ Price Promise [Find out more](#)

Key Features:

Finish:	White Primed	Material/Colour:	White
Thickness:	44mm	Construction:	Engineered
Lead Time:	3-5 Days	Fire Rating:	30 Minutes

Sizes

78" x 30" x 44mm (1981mm x 762mm x 44mm) (+) - 1 +

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What is proposed is Travis Perkins White Primed 4 Panel Grained FD30 Fire Doors 1981 x 838 x 44mm. The detail of which is not too dissimilar to the Wickes doors previously submitted. I have not seen a justification for removing the existing 4-panel doors other than on fire-rating grounds and no suggestion provided to say the existing doors can be upgraded i.e. Envirograph methods. **I am reluctant not only to see the loss of existing doors but also not having new doors to match as per the London Grain 4 Panel White Fire Door. I am unwilling at this stage to support this condition being signed off.**

26/01352/DOC - Details Reserved by Condition 6: (Fire and Acoustic floor separation details) of Listed Building Consent 25/02331/LBC granted 14/04/2026

Full details of any fire and acoustic floor separation details including any proposed works to the underside of the stairs at ground floor, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development and the works shall be implemented in accordance with the approved details.

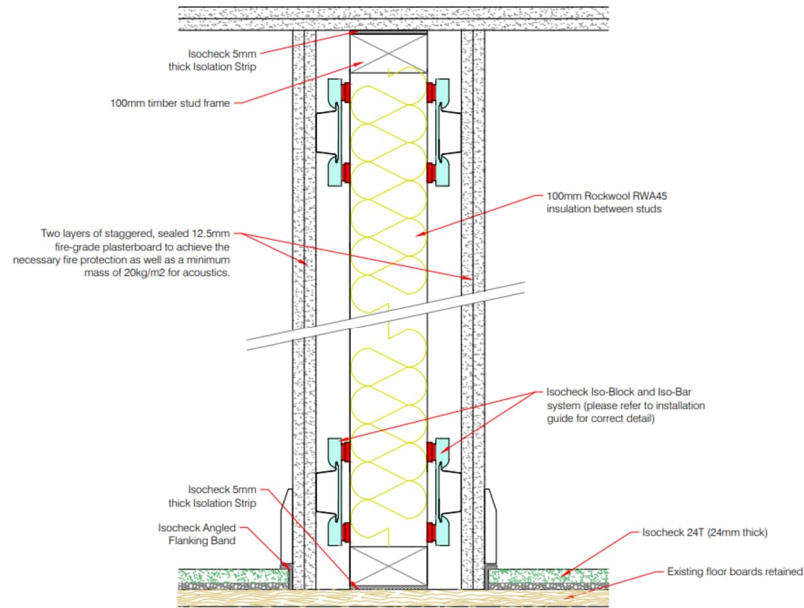
Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

On 9 December 2025 I emailed the case officer as follows:

.... I note the floor separation system proposed between the commercial and residential units. I cannot say whether the existing ceilings are lath-and-plaster or not but the downside of a mixed-use conversion is that fire separation is a key requirement. I reluctantly accept the under-drawing works at ground floor; however, I note that Isocheck 24T mating only would be deployed to the existing flooring between the residential units on the first floor.

To be honest, I am a little confused as to what is being proposed.

The drawings below have been submitted together with drawing no. 102 Rev C (Feb 2026) and a document from British Gypsum showing Standard Details. It is with reference to the Standard British Gypsum Details that a ground floor area has been circled on drawing no. 102 Rev C. If a GypWall Single Frame is being proposed here what is the relevance of the image below left as both are separating wall details? I accept that a fire/acoustic wall will need to be erected as per the approved plans, but this submission does not clarify the extent of works (if any) proposed directly to the underside of the stairs as referred to in the condition. I am also unsure as to whether my comment on 9 December 2025 that '*ISOcheck 24T mating only would be deployed to the existing flooring between the residential units on the first floor*', is still the case. **Once again, I am reluctant to support this condition being signed off until clarification is given regarding a.) whether the underside of the staircase is to be sensitively handled, b) the type of wall system to be deployed at ground floor (this is, however, likely to be acceptable) and c) the extent of works covered by the image below right – is the under-drawing limited to ground floor ceilings separating commercial from residential.**



Recommendations regarding the methods, use of materials and construction details are given as a service to designers and contractors.

Architects or other professionals must make their own assessment and interpret the suitability of the drawings for their own individual project, with reference to fire protection and structural integrity. Isomass Ltd cannot accept responsibility for any loss, damage or other liability resulting from such use, as the detail's primary purpose is to provide guidance on acoustic/sound insulation to comply with design criteria or mandatory (not completion sound tests (within the building regulations)).

Changes to the Building Control Process, also now effective from 1st Oct 2023 further enhance the importance of these details, as it is essential that this information is followed, or if challenged, both agreed and amended.

It is therefore the responsibility of the builder/contractor to report and agree any such variations so that our details can be approved and amended accordingly.

All acoustic advice pertaining to these details is available upon request from Isomass Ltd.

More information and additional design details for this and other Isomass systems are available for download from our web site.

Scale 1:5

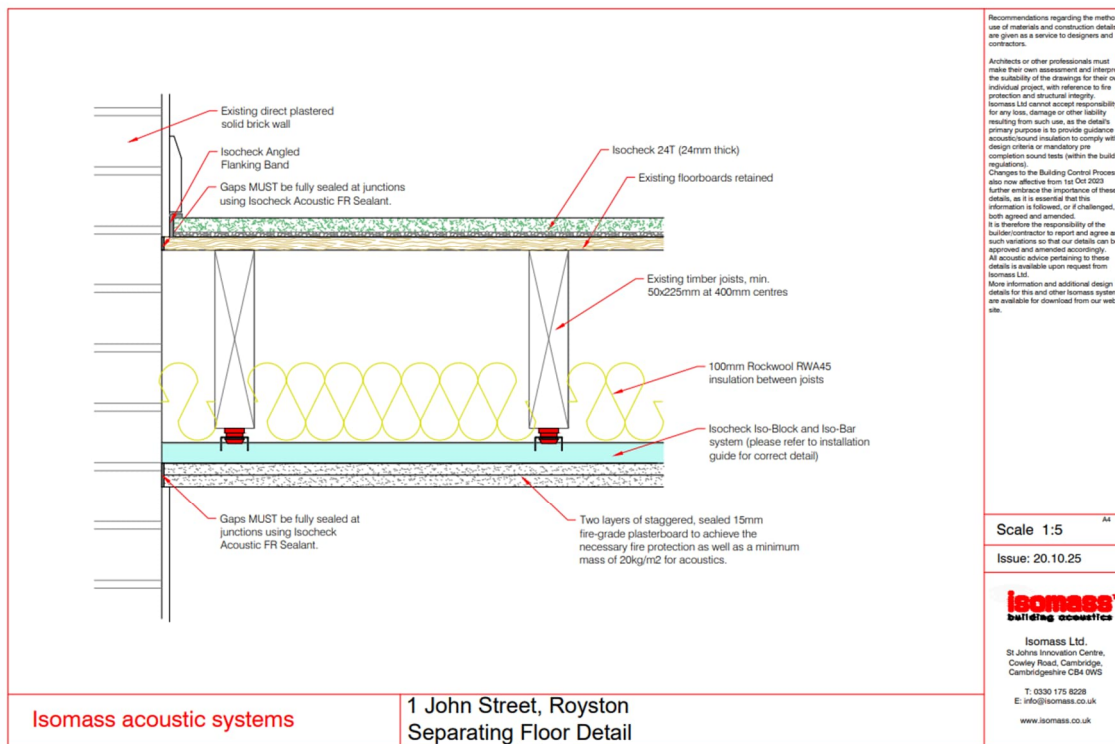
Issue: 20.10.25

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Isomass acoustic systems

1 John Street, Royston
New Separating Wall Detail



26/01456/DOC - Details Reserved by Condition 5: (Internal joinery and studwork) of Listed Building Consent 25/02331/LBC granted 14/04/2026

The in-situ alongside the new studwork wall.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

There are no details to be signed off here as such as the condition 'bites' once the new studwork wall has gone in alongside the staircase. There would only a breach if the banister rail, spindles, and newel post to the stairs at ground floor level are not retained.

Regards

Mark



**North
Herts**
Council

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