

From: Mark Simmons <Mark.Simmons@north-herts.gov.uk>
Sent: 28 November 2024 16:44:45 UTC+00:00
To: "Melissa Tyler" <Melissa.Tyler@north-herts.gov.uk>
Subject: Town Hall, High Street, Baldock (24/02196/FP)
Importance: High

Hi Melissa,

Before commenting on conditions, I assume that the new doors/screens are set within modest depth reveals as per the historic photo on drawing no. BDK-200 Rev A (below left). However, the shading on drawing BDK-200 Rev B implies that reveals will be much deeper. Furthermore, the glazing bars are omitted from the top section of the doors/screens and there is a slight change in levels also shown? Aare these intentional changes? I presume we are not approving both A and B but they are both currently indexed in NECDM?



Perhaps we could use the following conditions or similar:

1. **The existing brickwork feature to the left of the two openings to be formed shall either be retained in-situ and the cement panel surround carefully removed to reveal the brickwork behind or a method statement prepared and submitted to and approved in writing by the Local Planning Authority indicating as to how the feature is to be temporarily removed before being reinstated as part of the new brickwork surround to the new openings. The feature shall only be temporarily removed in accordance with an approved Method Statement.**

Reason: To ensure that special regard is paid to protecting the appearance of this Building of Local Interest and the special character of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

2. **A sample of the proposed brick to be used to form the decorative brick lintel and surrounds shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the alterations hereby approved. The works shall be carried out in accordance with the approved sample.**

Reason: To ensure that special regard is paid to protecting the appearance of this Building of Local Interest and the special character of the Baldock Conservation

Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. All new door and screen timber joinery shall be externally white-painted and joinery section details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the alterations hereby approved. The works shall be carried out in accordance with the approved section details.

Reason: To ensure that special regard is paid to protecting the appearance of this Building of Local Interest and the special character of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Regards

Mark



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From: Melissa Tyler <Melissa.Tyler@north-herts.gov.uk>
Sent: 28 November 2024 15:05
To: Mark Simmons <Mark.Simmons@north-herts.gov.uk>
Subject: RE: 24/02196/FP

Thanks Mark appreciate it

From: Mark Simmons <Mark.Simmons@north-herts.gov.uk>
Sent: 28 November 2024 15:02
To: Melissa Tyler <Melissa.Tyler@north-herts.gov.uk>
Subject: RE: 24/02196/FP

I'll look at this shortly.

From: Melissa Tyler <Melissa.Tyler@north-herts.gov.uk>
Sent: 28 November 2024 12:33
To: Mark Simmons <Mark.Simmons@north-herts.gov.uk>
Subject: 24/02196/FP

Hey just wondering whether you want to comment on this or just wanted to review the previous conditions as its been approved before and I know we discussed and you wanted to beef up the conditions.

These were the previous conditions

1. The external materials of the approved development shall be of a similar appearance to those of the existing building, unless otherwise agreed in writing.

Reason: In the interests of the visual appearance and character of the building and locality.

2. The frames of the new openings shall be white painted timber.

Reason: In the interests of the visual appearance and character of the building and locality.



Melissa Tyler
Senior Planning Officer

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