
From: ConsulteeComments
Subject: FW: Conservation response

Importance: High

From: Mark Simmons [REDACTED]
Sent: 09 December 2025 13:55
To: Alex Howard [REDACTED]
Subject: RE: Conservation response
Importance: High

Hi Alex,

I note that situating the laundry room in the rear board room is unlikely to be possible due to restricted services and access to existing drainage and yet this appears not to be an issue if located in the 'central' room.

Omitting the ground floor WC serving the HMO would be welcomed. However, I note that if the North Herts licensing authority requires the WC for the HMO license, then this will need to be reviewed in which case I have given my view on an alternative position.

It is unfortunate that the applicant does not consider the suggestion of introducing a roof light to the entrance hall (a transitory route) to be a positive intervention. I don't understand why combining this with '*the need for heritage consent*' to be more harm than benefit? The roof light would have a positive transforming quality to this space.

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.

Finally, 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.



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Senior Conservation Officer



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