

From: Richard Butler <Richard.Butler@theplanningbureau.ltd.uk>
Sent: 25 June 2025 13:05:50 UTC+01:00
To: "Tom Rea" <tom.rea@north-herts.gov.uk>
Cc: "James Parker" <James.Parker@mccarthyandstone.co.uk>
Subject: Re: 25/01058/DOC - Former Morrisons
Attachments: Chatterley Red.jpg, Epsom.jpg, Hampshire Blend.jpg, Selbourne Red.jpg, Ascot.jpg

Hi Tom,

Have you been able to review my email below?

If possible, please could you respond.

I also provide some updated brick options too...

Richard Butler
Senior Planning Associate

The Planning Bureau Limited

Bournemouth • Coventry • **Hatfield** • Manchester • Ringwood • York
Address: Prospect House, 85 Great North Road, Hatfield, AL9 5DA
Mobile: 07557002144

Working on behalf of:

McCarthy Stone

London South East

W: mccarthystone.co.uk

Prospect House, 85 Great North Road, Hatfield, AL9 5DA

[Charitable Foundation](#) | [LinkedIn](#) | [Facebook](#)



From: Richard Butler <Richard.Butler@theplanningbureau.ltd.uk>
Sent: 12 June 2025 5:09 PM
To: Tom Rea <tom.rea@north-herts.gov.uk>
Cc: James Parker <James.Parker@mccarthyandstone.co.uk>
Subject: Re: 25/01058/DOC - Former Morrisons

Hi Tom,

Thank you for the quick response on the window.

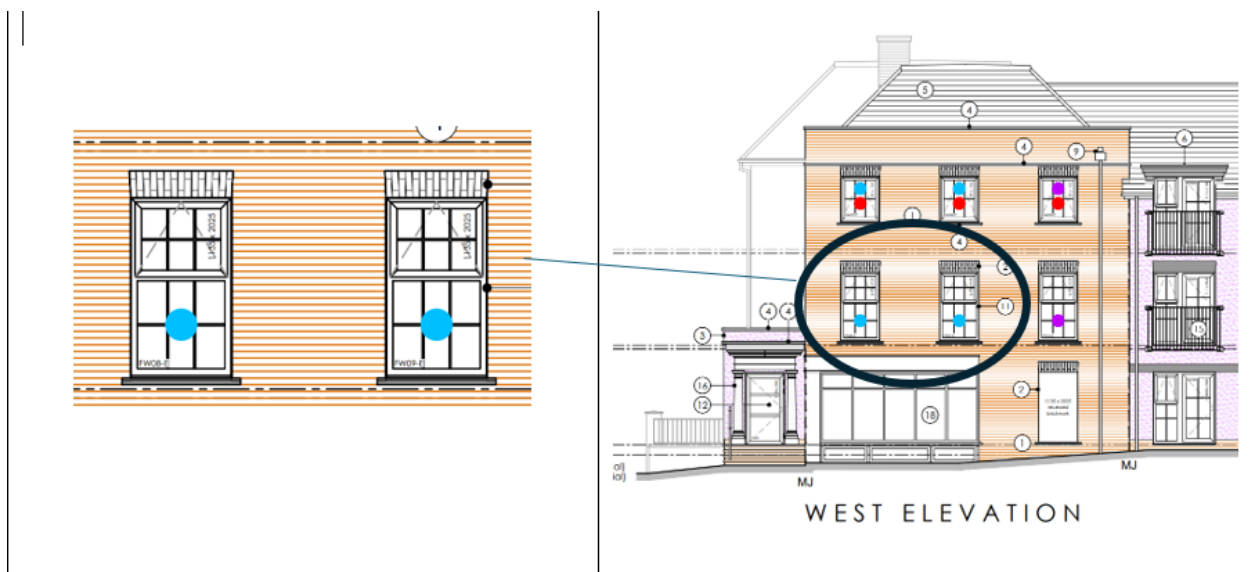
This is disappointing as I think this is the best available that meets as much of the requested features as possible.

We have contacted the company you provided earlier and unfortunately they would not be able to meet the size of order we would require and would not entertain further discussion. This was a similar response we received when we approached some of the suggested suppliers earlier in the process.

Would it be possible for some clarification of what specification is needed and how we should prioritise, e.g., sliding sash / top hung, glazing bars, slimmer frames and not storm-proof profile, timber / UPVC.

The problems we are having is not necessarily in finding an alternative to timber; the greater issue is in finding a sash style that allows us to maintain compliance with building regs, (regarding protection of fall from height etc) and provide a window that is operational for our future residents.

For example - the windows noted below are full height to the apartment; so a sash design would result in an opening at floor level within the apartment, which would need to be restricted opening to prevent risk of falls and would have poor air circulation.



If we can establish what the key objectives are in the specification of the windows we can seek out something that aims to meet these as best as possible. But with the variety of window types across the building is it difficult to find a supplier that can meet all of these requirements.

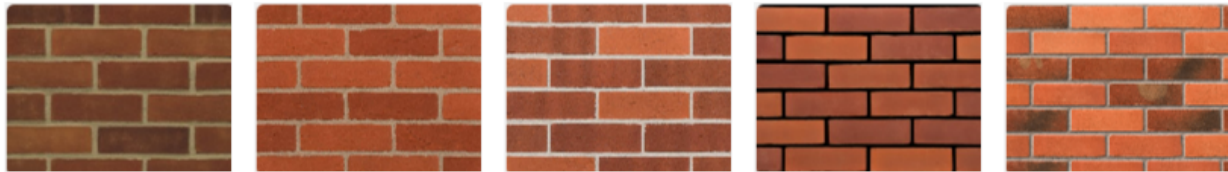
An alternative would be using a flush sash, which could give a slimmer frame appearance and offer some uniformity across the building.

Some guidance on this would be very helpful.

On the materials, please see some alternative below for your consideration:

Roof Tile - [New Rivius Antique Slate](#) | [Wienerberger UK](#)

Bricks



Kind regards,

Richard Butler
Senior Planning Associate

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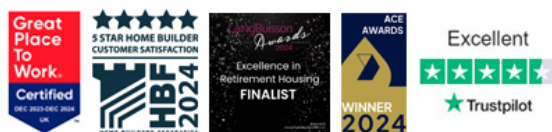
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From: Tom Rea <tom.rea@north-herts.gov.uk>
Sent: 12 June 2025 1:15 PM
To: Richard Butler <Richard.Butler@theplanningbureau.ltd.uk>
Subject: RE: 25/01058/DOC - Former Morrisons

Morning Richard

Thank you dropping off the window sample yesterday.

I did discuss the window with the Conservation officer and it was rejected. It is a poor quality window with poor detailing and method of opening. Whilst we may accept a timber alternative we are looking for a much higher quality of window across the whole building for this important site in the Royston Conservation Area next to a Grade II* listed building.

We would encourage your client to source a much higher quality product such as the Bygone Window range – link attached below
[Bygone Sash Windows | Cherwell Windows](#)

Whilst writing and as a heads up, we had a quick look at the proposed materials submission and its unlikely that the proposed Danum Weinberger concrete rooftiles and possibly Weston red multi bricks are going to be acceptable.

The submitted DAS with the main application stated slate roof tiles (see extract below) .

I will come back to you on the above comments as soon as I have the formal comments from the Conservation officer.

Regards

Tom Rea

MATERIALS



From: Richard Butler <Richard.Butler@theplanningbureau.ltd.uk>

Sent: 12 May 2025 12:35

To: Tom Rea <tom.rea@north-herts.gov.uk>

Subject: Re: 25/01058/DOC - Former Morrisons

Hi Tom,

Thank you for your email.

The drawings are marked as preliminary until we get the sign off of the condition. So please ask LLFA to comment on these plans.

Re the Construction Method Statement - we will review this.

Many thanks,

Richard Butler
Senior Planning Associate

The Planning Bureau Limited

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From: Tom Rea <tom.rea@north-herts.gov.uk>
Sent: 12 May 2025 12:13 PM
To: Richard Butler <Richard.Butler@theplanningbureau.ltd.uk>
Subject: FW: 25/01058/DOC - Former Morrisons

Morning Richard

Please see comment s from the LLFA that need addressing

Thanks
Tom Rea

From: David Uncle <David.Uncle@hertfordshire.gov.uk>
Sent: 12 May 2025 11:52
To: Tom Rea <tom.rea@north-herts.gov.uk>
Cc: FRMConsultations <FRMConsultations@hertfordshire.gov.uk>
Subject: 25/01058/DOC - Former Morrisons

Hi Tom

Please find attached comments for this app.

Best wishes,



David Uncle
Senior Flood Risk Officer | Lead Local Flood Authority

**Growth and Environment
Hertfordshire County Council**

Farnham House, Six Hills Way, Stevenage, SG1 2ST

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Working hours: 08:00 – 16:00 Monday - Friday



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Hertfordshire, guided by our RISE values

We improve Residents' lives	We work with Integrity	We act Sustainably	We champion Equality & fairne
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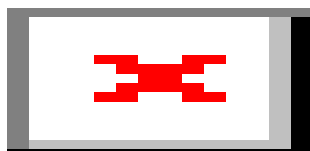
Leave arrangements: 22 May – 02 June, 04 June – 06 June

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