

Mr P Hayes
ARCH Building Consultancy Ltd
5 Tatlingtown
Wareside
SG12 7RP

Our Ref: 25/01772/DOC

Contact: Mark Simmons
Direct Line: 01462 474685
Email: mark.simmons@north-herts.gov.uk

Date: 24 July 2025

Dear Mr Hayes,

**Details of Condition: Details reserved by Condition 2 (plinth) of listed building consent 16/02905/1LB granted 11.01.2017
4 Walnut Tree Road, Pirton, Hitchin, Hertfordshire, SG5 3PX,**

Please quote the following reference: 25/01772/DOC on all correspondence.

I refer to your application which was received on **14 July 2025**, and which seeks approval of works pursuant to Condition 2 (plinth) of listed building consent 16/02905/1LB granted 11.01.2017 and which reads as follows:

Notwithstanding the approved plans and the detailing of the works in the submitted Design & Access & Heritage Statement and following the removal of the cement rendered to the plinth, the plinth shall be inspected by the Local Planning Authority and details of the following works:

- i) the extent of repairs/replacement of the sole plate and the timber studs above; and***
- ii) the detailing of the plinth once the cement rendered is removed***

shall be agreed and approved in writing by the Local Planning Authority and the works shall, thereafter, be implemented in accordance with the approved details.

I note that in the Conservation Officer's email to you dated 19 June 2025 (filed under ref: 16/02905/1LB) he writes:

With respect to Condition 2 of ref: 16/02905/1LB, my understanding is that you are going to see if there are any additional photos available of works in progress to the gable end that will help to establish the extent of repairs/replacement of the sole plate and the timber studs above and the detailing of the plinth once the cement rendered was removed. Together with photos that you have already provided and the hand annotated sketch plan, these can be 're-packaged' to form the basis of an Approval of Details application but as I have confirmed verbally this cannot be formally signed off as the wording of the condition has not been met. A 'letter of comfort' could potentially be issued if the works undertaken are considered acceptable.

The Conservation Officer has considered the details provided with this application: i) cover letter dated 14 July 2025 with 14-point account of the works undertaken and which references ii) Photographic Schedule. The CO concludes that whilst the plinth was not inspected following the removal of the cement render in 2017 and whilst details of i) the extent of repairs/replacement of the sole plate and the timber studs above; and ii) the detailing of the plinth once the cement rendered is removed, were also not submitted to or approved in writing by the Local Planning Authority, the evidence presented is such that he raises no objection to the works that have taken place.

I, therefore, confirm on behalf of the Local Planning Authority that the works undertaken are acceptable and hereby approved and that no further action is necessary.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves

Development and Conservation Manager

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