
From: Mark Simmons
Sent: 09 October 2025 11:21
To: Tom Rea
Subject: 5no. DOCs re: Pencroft, Maiden Street, Weston, Hitchin, Hertfordshire, SG4 7BG

Importance: High

Morning Tom,

Please see below.

25/02269/DOC - Details reserved by Condition 4 (Windows and External Doors) of planning permission reference 24/01859/FPH granted on 12.12.2024.

The new windows and external doors shall be manufactured in timber and externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

This condition is not satisfied until the works are undertaken and implemented in accordance with the above.

25/02366/DOC - Details reserved by Condition 3 (Roof tiles) of listed building permission reference 24/01860/LBC granted on 12.12.2024.

Details of the roof tiles for the extension roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the roof shall be covered in accordance with the approved details.

The application form mentions that the proposed roof material will be 'Plain red club tiles'. What is shown on drawing P200 is below left i.e. not a club tile and the existing tiles are not club tiles either (more of a shield or fish scale type – see central image below). I am not necessarily looking for a decorative club or shield tile finish but the **Rosemary Classic Red** plain tile offered, has a uniformed and quite strident finish which I am reluctant to support in the context of this thatched listed building. I was anticipating a handmade clay tile such as that produced by Heritage Clay Tiles Ltd, Tudor Tiles, Sahtas etc.

Having said that, the **Marley Ashdown Handcrafted Plain Tiles (Aylesham Mix)** has slightly more colour variation but still not what I was anticipating and better still might be the **Edilians Phalempin Plain Tile - Val De Seine** which was used to re-roof properties at Rushby Walk, LGC.

This is a relatively small roof where I would have thought that a handmade clay tile would not significantly increase the cost to make the scheme unviable.



EXISTING ROSEMARY CLASSIC RED CLAY TILE



ROSEMARY CLASSIC RED CLAY TILE



25/02368/DOC - Details reserved by Condition 5 (Windows and External Doors) of listed building permission reference 24/01860/LBC granted on 12.12.2024.

The new windows and external doors shall be manufactured in timber and externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

This condition is not satisfied until the works are undertaken and implemented in accordance with the above.

25/02369/DOC - Details reserved by Condition 6 (Joinery/glazing/framing sections details) of listed building permission reference 24/01860/LBC granted on 12.12.2024.

Sections details of the joinery/glazing/framing of the 3no. new double-casement windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the windows shall be manufactured and installed in accordance with the approved details.

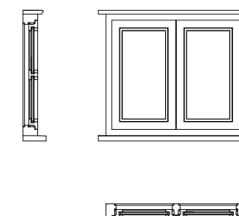
As seen below left and centre, the approved rear south and rear east elevations show the windows with a central horizontal glazing bar. The details on drawing no. P200 (below right) do not show a glazing bar and the drawing scale is insufficient to see the type of glazing system proposed. Larger scale section drawing require indicating the profile of a 'through' glazing bar i.e. each casement formed from two separate dgs'. Furthermore, when enlarging the existing window drawing it appears that the windows have a square bead 'inside' the main frame which is once again not a traditional window detail (I would expect either a dry compound putty finish or a chamfered detail to mimic a putty finish). The proposed window detail is not acceptable in its current form.



PROPOSED REAR SOUTH EXTENSION



PROPOSED REAR EAST EXTENSION



WINDOW PLAN, SECTION
& ELEVATION 1:20

25/02371/DOC - Details reserved by Condition 7 (Rainwater Goods) of listed building permission reference 24/01860/LBC granted on 12.12.2024.

Details of the rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the rainwater goods shall be installed in accordance with the approved details.

Although I suggested the above condition I was aware of the existing rwg's but anticipated that these might be changed as part of the new scheme, in which case, I was hoping to see perhaps cast-iron effect such as that manufactured by Lee Jones, Brett Martin or Floplast. I note that Drawing no. P200 states 'Rainwater pipes unchanged' and I cannot justify raising an objection to this.



Regards

Mark



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Senior Conservation Officer



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