NORTH HERTFORDSHIRE DISTRICT COUNCIL
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Date: 4 September 2018

Ms A C Pinto White
Pinto White Architects
36 The Leas
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SG7 6JB

Our Ref: 18/01281/DOC, 18/01354/DOC & 18/01355/DOC

Contact: Mark Simmons
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Dear Ms Pinto White

Discharge of Conditions
Whitbank, Maydencroft Lane, Gosmore, Hitchin, Hertfordshire, SG4 7QD

I refer to your applications received on 11th May 2018 which seek approval of tile sample, window/door joinery finish and height of opening pursuant to Conditions 2, 4 and 5 respectively of the listed building consent reference number 15/01655/1LB. On behalf of the Conservation Officer, I offer apologies for the delay in responding.

Condition 2: A sample of the tiles for the porch 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 approved (as attached to Listed Building consent 15/01655/1LB granted 10/09/2015).

Please quote the following reference: 18/01281/DOC on all correspondence.

It is noted that the porch is built and that reclaimed tiles have been used and are of the same type as those used for the main roof repairs. Condition 2 is a pre-commencement condition, therefore, technically the condition cannot be discharged as the works have already been undertaken. The tiles are, however, considered acceptable and I confirm that the Local Planning Authority does not intend taking any action in respect of non-compliance with the specific wording of Condition 2 of Listed Building Consent 15/01655/1LB.

Discharge of Condition 4: Details of the external finish/colour for all new window/door joinery shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved (as attached to Listed Building Consent 15/01655/1LB granted 10/09/2015).

Please quote the following reference: 18/01354/DOC on all correspondence.

It is proposed that the window and door frames are painted using Farrow and Ball paint colour 'Bone' (no.15). The paint colour finish is considered acceptable. I am prepared, therefore, on behalf of the Local Planning Authority, to approve the external window/door joinery finish pursuant to Condition 4 of Listed Building Consent 15/01655/1LB.

As you are aware any works of alteration affecting a listed building's special character will require listed building consent. Your client also proposes to paint the render and this was not considered under ref: 15/01655/1LB.

The question is whether painting the 'white' render in Farrow and Ball colour 'Off White (no 3)' – arguably not a 'white' at all but having a distinct hint of green as noted in some of the photos accompanying your email submission, constitutes a change affecting the building's special character? I note Farrow and Ball's description below as seen on its own website:

A chalky mid tone

This mid tone off white is one of the original Farrow & Ball colours - an uncomplicated name for a timeless classic. Off-White sits within our Traditional Neutrals so works perfectly with Old White, Slipper Satin and Lime White. Its ***underlying green*** *gives it an unsurpassed softness, creating a chalky and traditional wall colour or a sophisticated woodwork tone. Off-White is also great for use on floors, bouncing light onto the walls while retaining a soft, warm feel.*

I am aware that the Conservation Officer suggested alternative colours in the Farrow & Ball range – 'Wimborne White no.299' or 'Wevet no.273' which are, in his opinion, considerably 'whiter' or 'lighter' but these, I understand, have been rejected by your client. It is considered that the 'Off White' colour would constitute a material change affecting the building's special character, thus, requiring listed building consent. Once again, my apologies for the delay in replying on this matter which may well delay the intended external redecoration of this property. In the Local Authority's opinion, even if the render finish is subsequently approved, it is important that the exposed timber frame itself, remains unpainted.

Condition 5: Notwithstanding, the annotation on drawing no.14-123-P04 Rev B, which states that the proposed opening to Bedroom 2 off the landing will be 'u/s tie beam - approx ht 1.7m', it is known that the underside of the beam measures 1610mm above floor level. The new opening including any door framing shall not interfere with the existing tie beam above this opening unless otherwise agreed and approved in writing by the Local Planning Authority (as attached to Listed Building consent 15/01655/1LB granted 10/09/2015)

Please quote the following reference: 18/01355/DOC on all correspondence.

You have confirmed that the distance between the floor and the underside of the tie beam will remain as existing i.e. 1610mm and that on the basis that the door framing will not interfere with the existing tie beam, this condition is satisfied. I am prepared, therefore, on behalf of the Local Planning Authority, to approve this detail pursuant to Condition 5 of Listed Building Consent 15/01655/1LB.

I would remind you that the requirements of the aforementioned conditions will not be fully complied with until the development has been completed in accordance with the details hereby approved. Should you require the Local Planning Authority's agreement in this respect then you will need to apply in writing following the completion of the development.

Yours sincerely



Simon Ellis
Development & Conservation Manager

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