

Ack.

JP

[REDACTED]

From: Jackie Phillips
Sent: 22 June 2010 17:17
To: Planning
Subject: FW: 10 Park Street, Old Hatfield, HATFIELD- S6/2010/0534/LB
Attachments: Standard_listed_building-_making_good_condition[1].doc

Please log as post.

From: Robin Uff [REDACTED]
Sent: 22 June 2010 10:46
To: Jackie Phillips
Subject: RE: 10 Park Street, Old Hatfield, HATFIELD- S6/2010/0534/LB

Hi Jackie-

Rang the 2 numbers this morning & requested confirmation that the rear wall is all masonry/ brickwork- with no historic timber frame. Applicant is to write to you to confirm. In that case no objection, so long as decent making good.

As some works are proposed it would be helpful- in terms of enhancing the character & appearance of the listed building/ conservation area- to suggest that plastic gutters & downpipes are replaced with cast iron & some thought is given to a future removal of the modern (potentially damaging) render. A lot of the conservation effort is, of course, in encouraging owners to reinstate the correct historic finishes & materials.

Cheers *Rob*

Subject: RE: 10 Park Street, Old Hatfield, HATFIELD- S6/2010/0534/LB
Date: Fri, 18 Jun 2010 10:01:36 +0100
From: ja.phillips@welhat.gov.uk
To: [REDACTED]

Hi Robin,
The applicant for the above application has rung me up this morning and was wondering whether she could speak to you directly as she is unsure whether she has the necessary information that you are after in order to progress with the application. Would you mind giving her a call directly to have a quick chat about your concerns with the proposal? Her name is Letitia Hutt and her number is [REDACTED]

Regards,
Jackie Phillips
Assistant Planning Officer (South Team)
Welwyn Hatfield Borough Council
Tel. No. 01707 357276

From: Robin Uff [REDACTED]
Sent: 16 June 2010 13:15
To: Jackie Phillips
Cc: Robin Uff
Subject: 10 Park Street, Old Hatfield, HATFIELD- S6/2010/0534/LB

23/06/2010

Grade II listed building; conservation area.

Hi Jackie-

I eventually visited the house on Friday 11 June- sorry for the delay. As noted in earlier advice (4 June), the drawings & supporting documents are rather lacking in detailed information. The structure of the rear wall is not provided. The front (street elevation) wall is still the red stock brickwork of the encasing referred to in the list description- but the side & rear wall are now covered in a unsuitable modern-looking, presumably cement-based, render.

Whilst the proposed alterations- **replacing the rear door with a window & increasing the existing ground floor rear window opening size by lowering the sill** are likely to be acceptable in principle, so long as the back wall is brickwork, the unknown element is whether any of the possible earlier timber frame is still forming that rear wall. If so, then this alteration to the wall will need to be designed in further detail, so as to avoid any possible damage to the historic frame. For example, there could be a brace or interesting carpentry jointing in this area of wall framing the existing window.

I suggest requiring the applicant/ agent to investigate the structure/ fabric of that rear wall, in order to establish the facts & to enable a final decision to be reached. Or- alternatively- refuse for lack of sufficient detailed information.

Cheers *Rob*

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Standard listed building *making good* condition

Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials & finishes which closely match, like-for-like, those historic materials & finishing details used in the existing building or structure- to accord with usual conservation good practice & to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials & finishes should be submitted to & agreed in writing by the LPA.

Reason: To ensure that the special architectural & historic interest, character & appearance of the building are properly maintained, in accordance with PPG 15 & standard conservation good practice.

Amended March 2009