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**Maureen Graves**

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**From:** Jackie Phillips  
**Sent:** 24 March 2011 09:25  
**To:** Planning  
**Subject:** FW: Midcote, 18 Fore Street, HATFIELD- S6/2011/0371/S73B & 0372/S73B  
**Attachments:** Standard\_listed\_building-\_making\_good\_condition[1].doc

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DEPARTMENT  
  
25 MAR 2011  
  
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Hi,

Could we log this as post and place on fastplan as formal comments from BEAMS in relation to the above applications.

Thanks

**From:** Robin Uff [<mailto:rob.uff@hotmail.co.uk>]  
**Sent:** 23 March 2011 21:36  
**To:** Jackie Phillips  
**Subject:** RE: Midcote, 18 Fore Street, HATFIELD- S6/2011/0371/S73B & 0372/S73B

Hi Jackie-

Good photos that show rear garden elevation in a general context. As I suspected, the proposed **single storey & first floor rear extensions** & associated alterations certainly seem to be thoughtfully related to the listed building & the adjoining Grade II listed buildings- nos. 20 & 16. No need for me to visit in these circumstances- if you are satisfied with the application.

Materials noted seem acceptable in principle though desirable to achieve a close match so condition probably still prudent. Also making good- as attached.

**From:** [ja.phillips@welhat.gov.uk](mailto:ja.phillips@welhat.gov.uk)  
**To:** [rob.uff@hotmail.co.uk](mailto:rob.uff@hotmail.co.uk)  
**Date:** Tue, 22 Mar 2011 17:01:37 +0000  
**Subject:** RE: Midcote, 18 Fore Street, HATFIELD- S6/2011/0371/S73B & 0372/S73B

Hi Robin,

I managed to visit the site this afternoon. I attach a couple of photos which show the rear elevation of the dwelling which is completely enclosed by a high wall along the eastern elevation and mature shrubbery along the western elevation. No development has taken place since the previous application and therefore you may feel that a visit is not necessary in this instance. The owner of the property, Charlotte Prescott, can be contacted on 07736 326845/01707 267197 to arrange access with her tenants.

Regards,

Jackie Phillips  
Assistant Planning and Enforcement Officer (South Team)  
Welwyn Hatfield Council  
Tel. No. 01707 357276

**From:** Robin Uff [<mailto:rob.uff@hotmail.co.uk>]  
**Sent:** 21 March 2011 09:52  
**To:** Jackie Phillips; Robin Uff  
**Subject:** Midcote, 18 Fore Street, HATFIELD- S6/2011/0371/S73B & 0372/S73B

Grade II listed building; conservation area.

Hi Jackie-

As discussed Friday afternoon- the previous design granted permission/ consent (S6/2007/1845/LB) seems fine looking at the drawings & thoughtfully related to the rear of the listed building. However, difficult to get much impression of the setting/ context. The conservation area map indicates that the rear gardens are quite tightly enclosed, particularly to the side boundaries.

I called in at the site later on Friday afternoon- just to check the relationship to the adjacent houses/ buildings at the rear. By chance the tenant was walking up the hill, with her young daughter- so I explained the situation & asked if I could see the rear garden & rear of the building so as to assess the application to extend time of the earlier permission/ consent. The tenant explained that she was not aware that an application was submitted & that it was not convenient for me to inspect at that time.

You mentioned that you would be visiting the site on Tuesday. Probably best to arrange a time with the tenant for access. I mentioned to the tenant that, if it was convenient, I could visit on Friday 1 April- if you feel that this would be necessary after your visit. Let me know if you have any concerns & I can arrange a time in my diary to go back.

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 PPS 5 & standard conservation good practice.

*Amended July 2010*