

Mr J Appleton,
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Colin Haigh
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13 November 2017

**Town and Country Planning Act 1990.
The Town and Country Planning (Development Management Procedure) (England) Order
2015**

Dear Mr Appleton,

RE: 6/2017/2203/COND – Submission of details pursuant to condition 3 (Demolition and Construction Method Statement) on Planning application 6/2016/1740/LB dated 13 October 2016 at Ramada Hatfield St Albans Road West Hatfield AL10 9RH.

Thank you for your recent application in connection with the discharge of the above planning conditions.

Condition 1

This condition required development to be completed in accordance with the approved plans.
This condition is not dischargeable.

Condition 2 (Samples of Materials)

This condition is as follows:

“No development to the Listed Building (except the approved demolition works) shall take place until samples of the materials, including a sample brick panel, sample glazing panels, partial window frame, roof materials and coping tiles, to be used in the construction of the external surfaces of the building hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.”

Details will be required further to this condition.

Condition 3 (Demolition and Construction Method Statement)

This condition is as follows:

“No development to the Listed Building shall take place, (including any works of demolition in accordance with DRWGS 0203/B, 206/B, 306/D and 0307/D), until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- (a) the programme and method for the partial demolition and the steps required to be taken during the process of the work to secure the safety, stability, security and weather-proofing of that part of the building that is to be retained
- (b) details of adequate support and shelter arrangements to be provided at all times to the walls and roof whilst the building works are carried out.
- (c) details of any repair work proposed
- (d) details of any materials to be removed which in the opinion of the Local Planning Authority should be salvaged for re-use
- (e) details of proper and adequate protection to those features/areas of the building noted as being of special interest in the listing description or noted as areas that are sensitive to change in the applicants' Heritage Statement (received and dated 22 August 2016) for the duration of the works. This protection shall remain in place throughout the period of works and only temporarily removed to effect repairs or adjustments to these elements
- (f) measures to control the emission of dust and dirt during the works
- (g) Where existing fabric is disturbed to effect approved removals, it shall be reinstated like for like or to the written approval of the Local Planning Authority.

A timetable for implementation of the above shall be submitted to the Local Planning Authority for approval and shall subsequently be implemented in accordance with those details.”

You have submitted the following information and details:

Enabling Works Overview R2

15088Comet Schedule of Repairs

SEQ10Aplan of Works – separation cut (ISG 3.11.2017)

The Heritage Consultee had concerns over the security and protection of the Listed Building following the demolition of the rear extension and the separation cut (referred to as “the approved demolition works”). This has been clarified in the submitted Enabling Works Overview R3 and via emails with yourselves to confirm site security and that the rear door will be solid and covered in waterproof sheeting.

I confirm that these details are acceptable further to Condition 3 to enable the demolition of the rear extension (the approved demolition works) to commence. Please, ensure the demolition is carried out in accordance with these approved details.

The Heritage Consultant has outstanding concerns over the security and protection of the building (and its architectural and historic features) during the works to the main listed building fabric that are scheduled to occur during the later stages of the development. These concerns will need to be addressed. You have confirmed that you will provide the following:

- i) a statement (on the scope of works to and protection of the roof and the windows) following a review of the roof survey and prior to commencement of any works to the roof and windows.
- ii) details of the means of protecting the fabric and securing the building when the small eastern side extension and reception area are being removed (prior to those works commencing).

The provision of these details will be required prior to the commencement of any further works to the Listed Building.

Condition 4 (Making Good)

This condition is as follows:

“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 and finishes which closely match, like for like, those historic materials and finishing details used in the existing building or structure.”

The condition remains extant and is not for discharge. I trust you will comply with this condition.

Condition 5 (Detailed drawings)

This condition is as follows:

“Notwithstanding the details shown on the approved drawings, no works to the Listed Building (excluding the approved demolition works) shall take place until the following listed building details have been submitted to and agreed in writing by the Local Planning Authority:

- (a) reinstatement of roof lantern (elevations at scale 1:20 and sections at 1:50)
- (b) roof eaves and abutments with new hotel extension link building (details at scale 1:50)
- (c) proposed new door openings and frames (elevations at scale 1:20 and sections at 1:50)
- (d) proposed new window openings and frames (elevations at scale 1:20 and sections at 1:50)
- (e) details of the proposed internal folding or sliding partitions and walls (elevations at scale 1:20 and sections at 1:50)
- (f) new-build external walls (part elevations at scale 1:20 and sections at 1:50)
- (g) reinstated roof-lights to kitchen (details at scale 1:5)
- (h) new ceilings, counters and bars (sections at scale 1:20)
- (i) sound insulation and mechanical vents for hotel function rooms and bedrooms
- (j) extractors for kitchen odours

The development shall be implemented in accordance with the approved details and, subsequently, shall not be changed.”

Details will be required further to this condition.

Condition 6 (Internal Finishes)

This condition is as follows:

“Prior to installation of any internal floor finishes, wall coverings and lighting the following details shall be submitted to and agreed in writing by the Local Planning Authority:

- (a) samples and
- (b) brochure illustration and
- (c) statement for fixing.

The development shall be implemented in accordance with the approved details.”

Details will be required further to this condition.

Condition 7 (Mortar Samples)

This condition is as follows:

“No development to the Listed Building (except the approved demolition works) shall take place until representative samples of the existing mortars of the original listed building have been analysed. The mortars to be analysed shall be agreed with the Local Planning Authority prior to analysis. The subsequent mortar shall be based on the agreed representative sample and shall not be changed.”

Details will be required further to this condition.

Summary

The details submitted for condition 3 (Demolition and Construction Method Statement) are acceptable subject to the approved demolition works (demolition of the rear hotel extension) being carried out in accordance with these details. Details of measures to secure and protect the building and its fabric during subsequent stages of the development will be required prior to those works commencing.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely


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June Pagdin
Senior Development Management Officer