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8th November 2023

Planning & Building Control
East Herts Council.
Wallfields,
Peggs Lane,
Hertfordshire,
SH13 8EQ

BY EMAIL

Dear Sirs,

Change of Use and extension of existing agricultural buildings to an Animal Hydrotherapy Unit at Brickhouse Farm, Church Lane, Hunsdon, SG12 8LG
Discharging of Conditions relating to Applications Ref:
Town & Country Planning Act 1990 Consent - 3/22/2068/FUL;
Listed Building and Conservation Area Act 1990 Consent– 3/22/2069/LBC.

With regards to the Decision Notices (Consents) for the above application and the conditions contained therein, we confirm the following:

Town & Country Planning Act 1990 Consent - 3/22/2068/FUL

Condition 3.

External materials of construction are as follows:

i). Facing Brickwork:

In order to achieve an accurate match to the existing facing brickwork it is intended to use a random selection of the following bricks supplied by Imperial Bricks (as advised by their brick matching representative):

Regency Orange Multi Handmade;
Reclamation Weathered Red Rubber;
Banita, and;
Heatidi Blend.

The photograph below shows samples of the proposed bricks, adjacent to the existing facing brickwork.



ii).Natural Slate Roof Covering.

The photograph below shows samples of the proposed Iberian natural slates, adjacent to the existing facing brickwork.



iii).Horizontal stained timber weatherboard cladding.

The photographs below show the existing timber weatherboard, together with samples of the proposed boarding adjacent to the existing brickwork.



iv). Vertical stained timber weatherboard cladding.

The photographs below show the type of vertical timber cladding which is intended for the link extension.



Note:

Samples of the external materials of construction can be made available and delivered to the offices of East Herts Council, if required.

Condition 4.

i). Measures to reduce the need for heating in winter are as follows:

- a) All external walls to achieve a U-value 0.18 W/m²K. (maximum required U value 0.26 W/m²K.)
- b) All roof types to achieve a U-value of 0.1 W/m²K. (maximum required U value 0.16 W/m²K. pitched, 0.18 W/m²K. flat).
- c) All ground floors to have 100mm Celotex insulation installed.
- d) Windows and external doors to have a maximum U-value of 1.6 W/m²K.
- e) Air test to be carried out on completion, achieving a minimum test result of 8m³/hrm²@50pa.
- f) An air source heat pump to be installed with a minimum efficiency (COP) of 3.5 (ie 350% efficiency).

ii). Measures to minimise overheating in summer are as follows:

- a). Thermal insulation values as noted above, which not only reduce heat loss in winter but also reduce heat gain in summer.
- b). Glazing within the reception & pool areas to have a maximum transmission factor of 0.6.

iii). Measures to reduce energy demands are as follows.

- a). Thermal insulation values as item i) above.
- b). Mechanical ventilation system to have SFP (specific fan power) of 0.5.

c). Extractor fans, where fitted, to have SFP (specific fan power) of 0.3.
d). All lighting to have a minimum LL/CW (light lumen/circuit watt) of 100, with any display lighting having a LL/CW of 500.

iv). Measures to reduce water demands are as follows.

a). It is intended to install a harvesting system to re-use rainwater and a system to process the chlorinated water from the hydrotherapy pool for re-use.

Condition 7.

In accordance with ASW Ecology Ltd.'s bat emergency survey report and recommendations, 2-3 bat boxes will be installed on the site for the use of local bats. The type of bat box to be installed is the 2F Schwegler Bat Box - a high quality bat box suitable for use by a number of different bat species, including those recorded at the site. The bat boxes will be located on separate trees ie. one per tree, so there is a better chance of them being used by bats, or onto buildings. They are to be installed at least six metres above ground level, facing mainly South-east or South-west and with enough space for bats to fly under the box easily.

Note: Condition nos. 1, 2, 5 & 6 contained in the decision notice are informative/advisory and are duly noted, to be complied with.

Listed Building and Conservation Area Act 1990 Consent– 3/22/2069/LBC.

Condition 3.

The Hadham Group joinery details of the proposed windows to be installed have been submitted alongside this document as part of the application for the discharge of conditions. Please refer.

Condition 4.

The new and replacement doors will be bespoke joinery items, fabricated by a specialist manufacturer and will match closely match the existing doors.

Condition 5.

There is no internal plasterwork currently within the existing buildings. The intention is to line the existing external solid masonry wall with a proprietary independent wall lining system, which will comprise an insulated plasterboard lining, a vapour control layer and sufficient insulation so as to achieve the required insulation values (as set out in response to Condition 4 of the Town & Country Planning Consent- see above). An airgap will be maintained between the outermost surface of the insulation and the inner face of the existing masonry walls and areas of the building which involve wet uses, such as the hydrotherapy pool and treadmill shower area, will be lined internally with an appropriate waterproof, hygienic cladding system. All of these measures will ensure that the moisture content of the existing masonry will not be adversely affected, and this will be monitored over the initial 12 month period after first occupation of the building.

Condition 6.

Details of the horizontal weatherboard cladding are set out in item 3 iii) above.

Condition 7.

New and replacement rainwater goods are to be in cast aluminium.

Note: Condition nos. 1, 2, 8 & 9 contained in the decision notice are informative/advisory and are duly noted, to be complied with.

I trust this is in order and look forward to receiving your approval/discharge of conditions in due course. In the meantime, please do not hesitate to contact me if you have any queries.

Yours faithfully,
Simon.

Simon Hampton
Director SPH Projects Limited.