

Conservation and Urban Design Advice

Reference: X/23/0462/CND

Planning case officer: Diane Verona

Original case reference: 3/22/2069/LBC

Site address: Brickhouse Farm, Church Lane, Hunsdon, Hertfordshire, SG12 8LG

Date of consultation: 17/11/2023

Date of response: 16/01/2024

Recommendations:

- Objection
- No objection
- Further information and/or amendments required

Observations:

The application is for “discharge of Conditions 3 (Window), 4 (Door), 5 (Plasterwork), 6 (Boarding) and 7 (Rainwater Goods) of Planning permission 3/22/2069/LBC”.

Comments are set out below:

Condition 3 (Window)

A side hung casement window is proposed. This is acceptable in principle, however applied glazing bars are proposed which are not acceptable. Integral glazing bars are required and revised plans should be submitted. The material, glazing specification and frame colour should be confirmed. It should also be confirmed that this window design is proposed for all four windows which are of a similar size.

Window details are required for the rooflights and the full height areas of glazing.

Condition 4 (Door)

Drawings have been submitted for double doors with side lights. It is not clear where these are proposed to be fitted as the size differs from the proposed openings. Information is required for the material, glazing specification and frame colour. The drawings for some doors are missing. Further information is required.

Condition 5 (Plasterwork)

There is no internal plasterwork currently within the existing buildings. The application sets out that *“The intention is to line the existing external solid masonry wall*

with a 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. 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.”

There is no detailed specification for the proposed materials, and it is important that materials are breathable. The exception is the Therapy Pool Room where a different specification is likely to be needed. If not specified correctly, the installation of insulation has the potential to cause condensation. This can cause dampness within a building's structure and can be harmful to both the building and occupants alike. Specialist advice should be sought to prevent harmful interventions. A breathable insulation with timber boarding and lime plaster is recommended.

Condition 6 (Boarding)

The proposed weatherboarding is an acceptable design, however the type of timber should be confirmed.

Condition 7 (Rainwater Goods)

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

The further information and/or amendments requested above should be provided to the planning case officer within a timescale that would allow for the case to be determined within its deadline. The planning case officer should assess the request above and set a suitable timescale for this further submission. If the further information and/or amendments requested are not delivered or deliverable within this timescale, then this application should be withdrawn by the applicant. If it is not withdrawn, it should be determined on the basis of our objection as set out above.