

<u>Location:</u>	Temple Dinsley (formerly The Princess Helena College) School Lane Preston Hertfordshire SG4 7RT
<u>Applicant:</u>	Mr Russell Prince - The Door PHC Ltd
<u>Proposal:</u>	All works associated with the conversion of the Grade II* Listed Building from the former all-girls boarding school to 35no. new apartments and the works for the reinstatement of the Grade II* Listed Park and Garden at Temple Dinsley and all works associated with the conversion of all the curtilage listed buildings and structures including Tank House and Pump House buildings and the demolition of the existing sports hall.
<u>Ref. No:</u>	24/01605/LBC
<u>Officer:</u>	Peter Bull

Date of expiry of statutory period: 18th October 2024

Extension of statutory period: 30th January 2025

Reason for Delay:

The initial officer report was delayed due to discussions and negotiations on various technical aspects, further information received and additional consultation exercises that was undertaken as a result.

Reason for referral to Committee

The application is one of two submitted for related works. The other application (application reference 24/01604/FP) for alterations to both listed structures and new buildings with the curtilage of the property is also presented to Members for consideration.

1.0 **Site History**

1.1 There have been a numerous planning and listed building applications relating to the former boarding school use of the site. These are largely irrelevant to the current proposals and are not therefore repeated here.

1.2 The proposals now presented are the result of extensive pre-application discussions.

2.0 **Policies**

2.1 **North Hertfordshire District Local Plan 2011 -2031**

Policy SP13: Historic environment

Policy HE1: Designated heritage assets

2.2 Preston Parish Neighbourhood Plan 2018 – 2031

Policy QL3: Local Distinctiveness

Policy EH2: Conservation Areas and Heritage Assets

2.3 National Planning Policy Framework (NPPF) (2023)

Chapter 2 - Achieving Sustainable Development

Section 16 – Conserving and enhancing the historic environment

2.4 National Planning Practice Guidance (NPPG)

Decision-making: historic environment

2.5 Supplementary Planning Guidance

Sustainability SPD (adopted September 2024)

3.0 **Representations**

3.1 Preston Parish Council – pleased to note that the conversion of the main house will maintain its original style and historic heritage and that there will be no further deterioration to the main building.

3.2 Historic England – supports the proposals which would put these highly-graded heritage assets to a new viable use - thus securing their ongoing conservation.

3.3 Conservation Officer – no objections subject to conditions

3.4 Luytens Trust – support the proposals

3.5 Neighbours – 6 responses received, 3 objections and 1 supporting

Objections:

- Significant volume of additional supporting documents to help justify the original application creating a pseudo-scientific methodology, misleading and contradicting and not credible particularly the structural surveys
- Not a balanced proposal
- Dubious justification for Pump and Tank House conversions and associated buildings and works
- Harmful to heritage assets
- Loss of historic features within the Tank and Pump houses

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises a number of statutory listed and unlisted buildings and structures centred around a Grade II* listed country house of early C18 origin (1714). The house was substantially enlarged and remodelled in the early C20 which time formal gardens to the west and north of the house were created. The house and garden are surrounded by C18 parkland which is separately listed (also Grade II*). The house became a school in 1935, in which use it remained until its closure in 2022.
- 4.1.2 The site lies adjacent to the east side of the village of Preston, 5km south of the centre of Hitchin, at the north-east end of the Chiltern Hills. The 27.8ha site is bounded to the east and south by public highway – School Lane and St Albans Highway respectively. To the north and west the boundaries are edged by agricultural land. The Dower House is located on the south east side of Preston Road, towards the north west part of Temple Dinsley Park and Garden, approximately 300m north of Temple Dinsley house on lower ground. Formerly within the grounds of Temple Dinsley, this property was granted permission in 2017 for conversion into six separate residential units. For the avoidance of doubt, the Dower House is outside the application site.
- 4.1.3 The ground is gently undulating, rising to the north-west of the house, with a pronounced valley extending north-east from the north side of the gardens, down which provides distant views of Letchworth. The setting is rural, with further buildings lying adjacent to the south boundary.

4.2 The Proposal

- 4.2.1 The application seeks listed building consent for all works associated with the conversion of the Grade II* Listed Building from the former all-girls boarding school to 35no. new apartments and the works for the reinstatement of the Grade II* Listed Park and Garden at Temple Dinsley and all works associated with the conversion of the curtilage listed Tank House and Pump House buildings and the demolition of the existing sports hall.
- 4.2.2 The application is set out in over 200 plans and drawings together with other supporting documents considering the relevant technical matters. These are as follows –
- Planning Statement (Sworders, July 2024)
 - Statement of Community Involvement (Sworders, July 2024)
 - Design, Access and Heritage Statement (SCABAL / KPT Architects, July 2024)
 - Schedule of Materials (SCABAL/ KPT)
 - Level 3 Historic Recording (John Selby, July 2024)
 - 50no, 'Significance Impact Tables' (SCABAL/KPT)
 - Asbestos Surveys (Cambridge Asbestos Removal – August 2023 and Green Shield Environmental, August 2020)
 - Structural Report (AFP Consulting Engineers Ltd, May 2024)
 - Method Statements for Demolition of Buildings (AFP Consulting Engineers Ltd and Demcom (November 2024)
 - Heritage Statement Addendum (November 2024)
 - Method Statement Sports Hall Abutment Demolition (December 2024)

4.2.3 For the avoidance of doubt, this application seeks listed building consent only for alterations to the following heritage assets –

- Main Building (House, attached Service Wing and western spur- Art Block, Pavilion) (Grade II* listed)
- Teaching Block (curtilage listed)
- Garden pergolas and Belvedere (curtilage listed)
- Pump House (curtilage listed)
- Tank House (curtilage listed)
- Sports hall (curtilage listed)
- Piggery (Grade II)
- Ice House (Grade II)
- Gate Posts and Park Wall (Grade II)
- Gates and railing to main entrance forecourt (curtilage listed)

4.2.4 Only the proposed alterations to listed assets require listed building consent. An associated planning application (24/01604/FP) has also been submitted dealing with new build elements which require planning permission. The two applications are being considered together.

4.3.5 The proposed works fall within the following key groups -

- (i) demolition of modern extensions / buildings
- (ii) removal of modern and unsympathetic features and interventions
- (iii) reinstatement of lost historic features
- (iv) repair existing historic internal and external fabric
- (v) introduction of new internal features including freestanding bathrooms
- (vi) external alterations including new windows and
- (vii) a small (13sqm) extensions and replacement external staircase.

Specific details of the interventions proposed for each apartment are set out in individual supporting documents which are too detailed to repeat here. In summary, the proposed works are intended to both conserve Temple Dinsley and its historic curtilage structures and also improve listed assets with better more appropriate and quality design and materials that respond more sensitively to their original design.

4.3 Key Issues

4.3.1 The sole issue to consider is the impact the proposals will have on the character and appearance of the above specified heritage assets.

Impact upon heritage assets

4.3.2 Section 16(2) Physical works to listed buildings, including those listed under S1(5)a attachment and S1(5)b curtilage pre-1948) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (The LBCA Act) stipulates that 'in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' Effect upon listed buildings therefore should be given considerable importance and weight. Relevant

factors include the extent of assessed harm and the heritage value of the heritage asset in question.

- 4.3.3 Paragraph 207 of the NPPF stipulates that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution to their setting and where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Paragraph 208 of the NPPF confirms that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting their setting) taking account of the available evidence and any necessary expertise.
- 4.3.4 NHLP Policy HE1 stipulates that planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they will, amongst other things, lead to less than substantial harm to the significance of the designated heritage asset and this harm will be outweighed by the public benefits of the development, including securing the asset's optimum viable use. This policy reflects paragraph 215 of the NPPF which confirms that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Preston NP Policy *EH2: Conservation Areas and Heritage Assets* requires all development proposals to explain and demonstrate the impacts on local heritage assets
- 4.3.5 Due to the complexity of the proposed interventions and alterations, the report is set out in sections according to the different heritage assets affected.

Original Main Building (Grade II listed)*

- 4.3.6 The Main Building incorporates Old House, East Wing and East Link, West Wing and West Link, West Spur, Art Block and Pavilion, East Annexe and former Coach House Stable. The statutory listing entry name for the building is "*Princess Helena College, Temple Dinsley, with terraces, steps, walls, railings, gates, pergolas, and garden buildings*". This is not repeated here due to its considerable length. The earliest part of the current building, the Old House, dates from 1714. This was a symmetrical brick-built block of the early Georgian period, of two-storeys and attic under a clay tiled roof. It was three bays wide and two rooms deep and had a central entrance doorway accessed from an C18 courtyard on the southern side. The Main Building underwent changes as the Site was sold and rented. The most significant changes to the Main Building occurred in the early C20 when Sir Edwin Lutyens was employed to extend and remodel the main house, and also to construct numerous new buildings within the gardens, Hill End and Preston village. The Site was acquired in 1935 by Princess Helena's College for Girls and further alterations and extensions were made and added to enable the educational use of the site.

- 4.3.7 Alterations and extensions to the Main Building are proposed to facilitate the creation of 35 no. residential units. Generally, officers consider that the conversion of the Main Building has been well thought out, with alterations generally limited to fabric of lesser heritage significance. The layout and presence of several existing staircases allows the building to be subdivided in a straightforward manner, with the potential for the subdivision to be reversible in the future if desired.
- 4.3.8 The grouping of principal suites of rooms within apartments is welcomed, with bathroom 'pods' inserted to allow the architectural and artistic interest of the rooms to be retained and appreciated. The layout within the Main Building utilises the main staircase and entrance hall as the arrival space for all units in this area, such that the significance of the Main Building can be appreciated by future residents and visitors to the property.
- 4.3.9 Areas of greater intervention concentrated on areas of lesser significance or areas which have been subject to greater alteration historically, for example the attic areas to the East and West Wings and the Service Wing to the east. It is here where new lifts are proposed, and a new lightwell located to break up the depth of the Service Wing, particularly where the modern school hall, and canteen were located.
- 4.3.10 There would be some inherent harm created through the subdivision of the building. However, the proposal will secure a new viable use for the building which is supported. Conditions are proposed to secure the precise details of the proposals.

Teaching Block (curtilage listed)

- 4.3.11 The Teaching Block is not explicitly mentioned in the statutory listing description. However, it is an attached and pre-1948 building so it is considered to be covered by the main listing entry.
- 4.3.12 This is an ancillary building at the rear of the site, behind the former Coach House Stable range. It is brick built single storey building with attics and basement with plain tiled roofs and large dormers. Its appearance is of the late C20 but it is reconstructed from some earlier structures.
- 4.3.13 Alterations and extensions to the Teaching Block are proposed to facilitate the creation of 8 no. residential units. Generally, this building has been subject to greater alteration historically and is therefore considered to be less sensitive to conversion. Nevertheless, the conversion of the Teaching Block has been well thought out, with alterations generally limited to fabric of limited heritage significance. There would be some inherent harm created through the subdivision of the building. However, the proposal will secure a new viable use for the building which is supported. Conditions are proposed below to secure the precise details of the proposals.

Garden Pergolas and Belvedere (curtilage listed)

- 4.3.14 The listing entry confirms the presence of York stone paving to terraces and steps and landings of garden staircases and pergolas. It goes on to confirm that "revetted terraces run northward at a higher level, from the upper terrace to a grand terrace along the N front which has 3 flights of steps descending to a sunken garden, the middle flight on axis of old house, the others on axes of wings having divided lower flights to W and superimposed pergolas of oak cambered beams and circular and square special brick piers. E pergola continues across E side of sunk garden and over the steps in the revetted terrace on the N side of the garden with another flight of steps further W on axis of old house."

4.3.15 The Belvedere is a small building positioned above the north-east corner of the sunken lawn to the north of the Main Building. It is built of red brick with a pyramidal red tiled roof and is built into the slope of the ground, giving a single storey elevation facing westwards and a 2-storey elevation facing east. A small and simple building with entrance by fielded door flanked by narrow windows, it has a panelled interior with a chequered brick and tile floor.

4.3.16 The proposals to the Belvedere comprise of minimal like-for-like repairs and enhancements. Specifically –

- Brick repairs and lime pointing damaged plinth. Sample to be agreed.
- Allow re-roofing and localised conservation timber, brick and plaster repairs and redecoration.
- Allow to replace missing and plastic rainwater goods in cast metal.

4.3.17 All of the above are heritage benefits to the listed building and they improve its longevity, appearance and setting. They are at a Moderate to High level of benefit. The Belvedere has a high level of significance and will benefit by the enhancement and improved appearance through repair.

4.3.18 The preliminary garden restoration proposals prepared by George Carter identify the restoration of these structures in a sympathetic manner to secure them in their original form as part of the Garden Restoration Scheme. This is considered to be a direct heritage benefit of the scheme. Specific details of these works should be secured by condition in the event consent is granted.

Pump house (curtilage listed)

4.3.19 The Pump House is not explicitly mentioned in the statutory listing description. However, it is a pre-1948 building so it is considered to be covered by the main listing entry.

4.3.20 The Pump House was designed circa 1909 on a new site in a field to the south of the Main Building. It is a single storey building in two parts, constructed in red brick in Flemish bond with a pitched clay peg tile roof featuring hips and gables. The structure comprises a larger building of two bays to the north and a smaller building to the south which covers a water well. This well provided water for the Tank House directly to the north of the Pump House. Works are proposed to facilitate the conversion of this building to a single residential property.

4.3.21 It is widely accepted that the best way to protect historic buildings is to secure the most optimal viable use. In this case the building is currently redundant and is in a poor condition. The proposed conversion will incur some harmful alterations to the building. However, these are necessary to secure a new viable use for the building and overall are considered to be a direct heritage benefit of the scheme as it would secure the long-term maintenance and conservation of the building. Conditions are proposed below to secure the details of the proposals.

Tank house also known as Barn 2 (curtilage listed)

- 4.3.22 The Tank House is not explicitly mentioned in the statutory listing description. However, it is a pre-1948 building so it is considered to be covered by the main listing entry.
- 4.3.23 The Tank House is a single storey building in two parts, constructed as a black weatherboarded timber frame with metal internal frame to support water tanks. A pyramidal building, it was constructed circa 1909 on the field south of the Main Building. All the openings are symmetrical, with a door on the eastern elevation and windows on the remainder. The proposed alterations comprise internal and external alterations to facilitate the proposed residential use as a single dwelling.
- 4.3.24 The proposed alterations will incur some harmful impacts necessary to secure a new viable use for the building. The fenestration has been revised to reduce the level of glazing proposed which will allow the building to continue to appear as a timber framed and weather boarded barn, whilst establishing the new residential use. However, due to the current poor condition and redundant nature of the building the proposals are considered to be a direct heritage benefit of the scheme as it would secure the long-term maintenance and conservation of the building. Conditions are proposed below to secure the precise details of the proposals.

Sports Hall (curtilage listed)

- 4.3.25 The Sports Hall is not explicitly mentioned in the statutory listing description. However, it is attached to the Main Building so it is considered to be covered by the main listing entry.
- 4.3.26 Planning permission was granted for the sports hall in the 1980s. It is located to the rear of and is attached to the Teaching Block to the north-east of the Main Building. This is typical sports hall building - substantial in footprint and scale – with a timber frame and clad external appearance. It also includes an array of solar panels on the southern roof slope, facing towards the Main Building. The Sports Hall is linked to the Teaching Block by a single storey timber framed link. Neither the building or the link have any historic merit or value. The Sports Hall due its footprint, scale and appearance is considered to be harmful to the setting of other heritage assets across the site. On this basis, there is no objection to their demolition. A method statement has been agreed to deal with these works and repairs and protection of the Teaching Block already and in the event that consent is granted, a condition requiring adherence to this would be both reasonable and necessary.

Piggery (Grade II)

- 4.3.27 The Piggery is located 240 metres south-east of the house (Building 8 on the Site Plan). It is a square single-storey brick structure with pyramidal clay tiled roof and stable door in the middle of the north-west side. It is located on high ground within a backdrop of trees visible on the approach drive to the Main Building. It is considered to be an important landscape feature in view of the Main Building from the park and is listed for its group value.

4.3.28 The applicant has confirmed that the building is currently in very poor condition with numerous cracks in the brick walls including full height structural cracks near the corners, some fallen bricks and some rebuilt sections in cement. The roof tiles have come to the end of their useful life and reroofing will be necessary. The original vertically boarded timber door is incomplete and detached from the frame.

4.3.29 Officers consider that the proposed works to the Piggery comprise its restoration in a sympathetic manner to secure its physical structure and appearance. Overall, the works are considered to be a direct heritage benefit of the scheme. An interpretation board should be secured to better reveal the significance of the listed building. Precise details of these works can be secured by condition in the event consent is granted.

Ice House (Grade II)

4.3.30 The Ice House is located 250 metres east of the house, within a group of mature trees located on high ground within the historic parkland south of the east drive. It is an earth-covered round brick structure with a partial domed roof. The entrance is visible only in close proximity. The interior cannot be readily accessed due to tree roots. This building is described in the list entry as C18.

4.3.31 The structure is in poor condition, due to longstanding tree root damage from veteran trees. Given the status of the trees, a 'holding' approach as a ruin to limit further damage is proposed. Works comprise minimal like for like repairs to the external structure, photographic recording and perimeter fencing to protect it. The structure has some habitat interest (bats) and therefore a grille protecting entry by humans is necessary. Overall, the works are considered to be direct heritage benefits of the scheme. An interpretation board should be secured to better reveal the significance of the listed building. Details of this together with other repair works can be secured by condition.

Gate Posts and Park Wall (Grade II)

4.3.32 For the avoidance of doubt, the wall and posts covered by this listing entry are located parallel to School Lane and includes two pairs of gate piers and flanking walls at the main entrance gates to the site opposite Crunnells Green. The statutory listing confirms these date from circa 1908 (Lutyens) as the entrance to Temple Dinsley. The listing describes these as being 'excellent brick craftsmanship.'

4.3.33 The proposed works comprise –

- defective bricks to be repaired and replaced in lime and lime pointing made good using a conservation Builder. Extent and sample to be investigated and agreed;
- conservation refurbishment of the metal railings by specialist. Allow for investigation of historic paint layers to inform the final colour and finish;
- localised rebuilding of the rear Stable Coach House wall where it is poorly rebuilt in the Mid-Late C20.

4.3.34 Officers consider that the repairs and refurbishment to the walls and railings of the entrance yard and former Kitchen Garden have a high level of significance. The rear walls and service yard gateway are generally more altered and have High to Moderate level of significance. They contribute to the significance of the Grade II* listed Registered Park and Garden, which will also benefit by the enhancement and improved appearance through repair and through the removal of car parking from the most sensitive views of the

main house. Overall, these heritage benefits will improve its longevity, appearance and setting and would be a Moderate to High level of benefit. Precise details can be secured by condition in the event consent is granted.

Gates and railing to main entrance forecourt (curtilage listed)

- 4.3.35 The 'inner' forecourt entrance to the Main Building is defined by wrought iron railings and gates. These features are explicitly mentioned in the statutory listing description. These features would be retained and repaired as necessary. For the duration of construction works, the wrought iron gates will be temporarily removed, labelled and stored in a safe place on site. They will be reinstated following construction work on the main building. A condition to secure removal and reinstatement for the gates (and other important fixtures and fittings within the Main Building) is considered reasonable and necessary.

Conclusion

- 4.0 The NPPF confirms that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance. Overall, it is considered that the proposals would incur some low-level inherent harm to the Grade II* Main House and attached buildings and detached curtilage listed buildings. However, it is considered that the proposals have sensitively considered the historic fabric of the heritage assets and will provide a new use for these currently vacant and redundant buildings which will support their long-term maintenance and conservation. Furthermore, the proposals include further direct heritage benefits in the consolidation of the Ice House, restoration of the Piggery, and other restoration works to garden structures. The demolition of the Sports Hall and associated link will improve the setting of heritage assets.
- 4.1 The extensive number of heritage benefits delivered as part of the proposal are considered to out-weigh the collective harm arising for the heritage significance of the Grade II* Main Building and associated listed buildings and structures. Accordingly, there is no reason for refusing consent for the works proposed.

Alternative Options

None applicable

Pre-Commencement Conditions

I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 **Recommendation**

6.1 That listed building consent be **GRANTED** subject to

(A) Providing delegated powers to the Development and Conservation Manager to update conditions with minor amendments as required; and

(B) Conditions as set out below.

Time

1. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above unless specified in conditions contained herein.
Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
2. The works hereby permitted shall be carried out in accordance with the approved plans and Heritage Statement and Significant Impact Tables and drawings as amended by Heritage Statement Addendum received 19th November 2024. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Phasing Plan

3. No development / works shall commence (except for the demolition of the Sports Hall and link to the main building as identified on the submitted drawings and detailed in the supplementary heritage statement) until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall set out the phasing of all building operations and landscaping works. Thereafter, the development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
4. The demolition of the sport hall and associated link to the Teaching Block shall be carried out in accordance with the Heritage Statement Addendum including method statement received xx/xx/xx. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Protection of features

5. Prior to work being started on the Main Building as identified on the phasing plan, details shall be submitted to and approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior features during the building work. The agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority. Particular regard should be given to the following item(s): fireplaces; chimney-pieces; guttering and hopper-heads; decorative finials/urns; stair balusters and handrails; windows containing historic window glass; vulnerable surfaces and finishes (i.e. panelling, Lutyens decorative schemes); and Lutyens fixtures (i.e. cupboards, radiator grills). Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
6. Before work to the Main Building commences, as identified on the phasing plan, a scheme identifying all the historic fixtures and fittings to be temporarily removed (including the front gates to the Main Building) to avoid damage during construction works; arrangements for temporary secure storage; the person or body specialising in this procedure appointed by the applicant; and a timetable for their reinstatement shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development / works shall be carried out in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
7. During the works to the Main Building if hidden historic features including but not limited to the timber framing within the 18th century Main Building (walls, floors and attics); and Lutyens interior decorative schemes (panelling, radiator grill designs, doors, architraves etc), are revealed they should be retained in-situ. In this situation, works shall be halted in the relevant area of the building and the Local Planning Authority should be notified in writing immediately. The Local Planning Authority will confirm in writing a course of action in relation to these hidden features within 21 days of the written notification. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
8. Prior to the commencement of any alterations to the internal joinery including internal painting and decorating to the following areas and units, full details shall be submitted to and approved in writing by the LPA. Thereafter, the alterations shall be carried out in accordance with the approved details.
 - a) Main Staircase and Communal Areas
 - b) Middle Stair

- c) Unit 1 (Landseer)
- d) Unit 2 (Norman and Burt)
- e) Unit 3 (Vyvyen Prain)
- f) Unit 10 (Dining Room)
- g) Unit 11 (Piano Nobile)
- h) Unit 14 (Housekeeper)

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Lighting design

9. Prior to the installation of any exterior lighting to any statutory listed buildings structures for each phase as identified on the phasing plan, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
10. Prior to the installation of any exterior fixtures and fittings including signage for each phase as identified on the phasing plan, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Landscaping

11. Prior to the commencement of any hard landscaping works, full details of all hard landscaping (including repairs to curtilage listed terraces, walkways and structures) for each phase as identified on the approved phasing plan shall be submitted to and approved in writing by the local planning authority. The detailed proposals shall be broadly in accordance with the preliminary landscaping plans provided by George Carter Garden Design and Livingston Eyre Associates hereby approved as part of this consent/permission. Where appropriate, sectional drawings to illustrate levels, ramps, gradients, retaining walls and other features shall be provided. The development shall be carried out in accordance with the approved details and completed in accordance with the phasing plan. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the

Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Services

12. Prior to the installation of any external pipework (soil ventilation pipes, air extraction pipes, flues or ducting) for each phase as identified on the phasing plan, full details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
13. Prior to the installation of internal services (cables, pipes etc) for each phase as identified on the phasing plan, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details and permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
14. Prior to the construction or relaying of the roof, details of the proposed method of ventilating the roof construction and internal rooms for each phase as identified on the phasing plan shall be submitted to and approved in writing by the local planning authority. Thereafter, the ventilation works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
15. All service intakes to dwellings, apart from gas, shall be run internally and not visible on the exterior of buildings. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
16. No service meters, broadband or telecommunication boxes shall be fixed to the external fabric of the buildings unless otherwise agreed in writing by the local planning authority. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Fire Safety

17. Before the work begins on the Main Building and Teaching Block as identified on the phasing plan, a Fire Safety Strategy to include a Method Statement and sectional details at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in full accordance with the approved Strategy. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Insulation

18. Prior to any insulation works for each phase as identified on the phasing plan, details of the proposed type and method of insulation including section drawing at scales between 1:20 and 1:1 as appropriate shall be submitted to and agreed in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Exterior

19. Prior to the commencement of repair works to the existing brickwork and mortar for each phase as identified on the phasing plan, as appropriate, a single sample repair consisting of a cut out and replacement of a spalled brick shall be completed to demonstrate method and proposed brick replacement. Following either the on-site inspection or provision of a photograph illustrating the sample repair by / to the Local Planning Authority and subject to it being confirmed as being acceptable in writing, all brick repair works shall be carried out in accordance with the approved sample and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
20. Prior to the first commencement of any new brickworks on site, a sample panel of 1 square metre minimum shall be erected on site to show areas of new exterior walling shall be approved in writing by the local planning authority. The sample panel shall indicate brick type, bond, copings, mortar mix, colour and pointing profile. The sample panel shall be retained on site for the duration of the development. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

21. All new rainwater goods shall be painted black or grey metal unless otherwise agreed in writing by the local planning authority. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
22. Prior to the commencement of construction works on new buildings works for each phase as identified on the phasing plan, a schedule of the manufacturer, product types and colour finishes of the external materials to be used shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
23. Prior to the installation of new external staircases, balustrades and balconies (including roof walkways) at the Main Building as identified on the phasing plan, full details of these to include section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Interior

24. Prior to the commencement of internal works to the for all apartments (except kitchens and bathrooms) and communal areas for each phase as identified on the phasing plan (except those listed on condition 6), a schedule of all new internal surface materials including walls, ceilings and floors and a schedule of all internal joinery indicating the proposed finish and decoration to be used shall be submitted to and approved in writing by the local planning authority. Thereafter, works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
25. Prior to the commencement of any paint cleaning and/or removal in the Main Building as identified on the phasing plan, a method statement shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Windows

26. Prior to the installation of new windows and upgrading of windows (including shutters) for each phase as identified on the approved phasing plan, a window schedule comprising a method statement and specification for window repairs, upgrades and identify those for replacement shall be submitted to and approved in writing by the local planning authority. Thereafter, works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
27. Prior to the installation of new windows and cills, full details for each phase as identified on the approved phasing plan to include sections and elevations at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
28. Prior to the installation of rooflights on the Main Building, Teaching Block, Tank House and Pump House as identified on the phasing plan, full details and specification shall be submitted to and approved in writing by the local planning authority. These shall be of low profile conservation type. Thereafter, the development / works shall be carried out in accordance with the approved details.

Ironmongery

29. Prior to their first installation on site, full details of proposed new internal and external ironmongery for windows and doors to be used, for each phase as identified on the phasing plan as appropriate, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Doors

30. Prior to the repair and upgrading of doors for each phase as identified on the phasing plan as appropriate, a door schedule shall be submitted to and approved in writing by the local planning authority. This shall detail a method statement and specification for door repairs, upgrades, and identify those for relocation or replacement. It will also identify the location for those which are relocated within the listed building. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
31. Prior to the installation of proposed new doors, full details including architraves to be used, for each phase as identified on the phasing plan as appropriate, by section and elevation at scales between 1:20 and 1:1 shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Walls / ceilings

32. Prior to the commencement of repairs to plasterwork (walls and ceilings) to the Main Building and Teaching Block as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
33. Prior to the commencement of repairs to timber panelling in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
34. All new partitions within the Main Building and the Teaching Block shall be carefully scribed around the existing ornamental mouldings.

Floors

35. Prior to the commencement of repairs to wooden flooring in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Staircases

36. Prior to their first installation or construction, full details of the proposed new internal staircases and balustrades within the Main Building, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

37. Prior to the commencement of repairs to staircases and balustrades in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Radiators

38. Prior to installation of new radiators within the Main Building and Teaching block, full details as identified on the phasing plan shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

39. Prior to the commencement of repairs to radiators and their decorative grills in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

40. Prior to installation full details of the proposed new radiator grill covers within the Main Building, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Roofs

41. Prior to the commencement of repairs to roof structure and finishes, including gutters in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
42. Prior to the commencement of the dropping of window sill levels within the attic roof within the Main Building as identified on the phasing plan, a method statement shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Fireplaces

43. Prior to the commencement of any cleaning and repairs to the fireplaces in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
44. Prior to installation, full details of the proposed new fireplaces within the Main Building, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Lifts

45. Prior to installation, full details of the proposed new lifts and lift enclosures within the Main Building, as identified on the phasing plan, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Building Recording

46. No demolition, conversion or alterations shall commence to the following buildings / structures as identified on the phasing plan until a programme of building recording and analysis, including written and photographic record, has been secured in accordance with a written scheme of investigation (WSI) to be submitted to and approved in writing by the local planning authority:

- i) Tank House
- ii) Pump House
- iii) Ice House
- iv) Piggery
- v) Belvedere

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

47. No demolition, conversion or alterations to shall commence to the following buildings / structures as identified on the phasing plan shall take place until the satisfactory completion of the recording in accordance with the WSI submitted:

- i) Tank House
- ii) Pump House
- iii) Ice House
- iv) Piggery
- v) Belvedere

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed

Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

48. The development shall not be occupied/used until a report detailing the results of the recording programme and confirm the deposition of the archive to an appropriate depository as identified and agreed in the Written Scheme of Investigation approved under part (a) and the provision made for analysis and publication where appropriate. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Structural

49. Prior to the commencement of any internal demolition and other renovation works to the Main Building and Teaching Block as identified on the phasing plan, a Method Statement shall be submitted and approved in writing by the local planning authority. The Method Statement shall set out full details of such works to include a written explanation of how the safety and stability of the building fabric identified to be retained throughout the demolition, reconstruction and renovation works will be secured and include, where appropriate, structural engineering drawings. Thereafter, the development / works shall be carried out fully in accordance with the approved Method Statement. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
50. Internal demolition work to the Main Building and Teaching Block shall be carried out by hand or by tools held in the hand other than power-driven tools unless otherwise approved in writing by the local planning authority. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Unit Specific

51. No removal or alterations (including decoration) shall be undertaken to the original Lutyens Cabinet identified as 02K.R3 on the submitted drawings in Unit 2 (Normal and Burt) of the Main Building to ensure the protection of this fixture unless approved in writing by the local planning authority. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
52. Prior to the commencement of the structural basement excavation below Units 25 (Workshop) and 26 (Racquets), a Method Statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall include a schedule of works/specification and detailed drawings at between 1:20 and 1:1 (as appropriate) and set out full details of a vibration monitoring process and the timing of such excavation works to secure the safety and stability of the Main Building shall be submitted to and approved in writing by the local planning authority. The local planning authority shall at its

discretion request to visit the site to monitor the excavation works and shall alert the developer in writing of any additional measures required to secure the safety and stability of the building. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

53. Prior to the commencement of the structural basement excavation below Units 6 (Bakersfield), 7 & 8 (Art Block), a Method Statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall include a schedule of works/specification and detailed drawings at between 1:20 and 1:1 (as appropriate) and set out full details of a vibration monitoring process and the timing of such excavation works to secure the safety and stability of the Main Building shall be submitted to and approved in writing by the local planning authority. The local planning authority shall at its discretion request to visit the site to monitor the excavation works and shall alert the developer in writing of any additional measures required to secure the safety and stability of the building. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
54. Prior to the commencement of any work on the dismantling and rebuilding of the Rose Garden wall at Units 7 & 8 (Art Block), a method statement for demolition and specification for rebuilding shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / work shall be carried out in full in accordance with such approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
55. There shall be no removal or alterations undertaken to the original Lutyens Bathroom fittings (sink units, radiator, and cupboards) identified on the submitted drawings in Unit 10 (Dining Room) of the Main Building to ensure the protection of these fixtures unless agreed in writing by the local planning authority. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
56. Prior to the commencement of opening up works to main staircase and Unit 11 walls, full existing details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works / specification and method statement. Thereafter, the opening up works shall be carried out in full in accordance with such approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

57. Following the commencement of opening up works to the main staircase and Unit 11 walls, as appropriate, the following details should be submitted to and approved in writing by the local planning authority. Either:
- (a) detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works/s specification; and method statement for the proposed structural alterations in Unit 11 or;
 - (b) should the proposed steel beam arrangement be required to be retained then detailed drawings at between 1:20 and 1:1 as appropriate for the amended joinery details.
- Thereafter, the development / work shall be carried out in complete accordance with such approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
58. Notwithstanding the submitted plans, prior to the commencement of opening up works to the internal walls and ceilings of Unit 12 (Attic West) and Unit 13 (Attic East), full details shall be submitted to and approved in writing by the local planning authority to inform the extent of internal demolition / alteration works and layout of these units. The details shall comprise detailed drawings at between 1:20 and 1:1 as appropriate; schedule of works/specification; and method statement. Thereafter, the opening up works shall be carried out in full in accordance with such approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
59. Following opening up works to Unit 12 (Attic West) and Unit 13 (Attic East), drawings at 1:20 of the proposed layouts showing extent of partition and ceiling removal should be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
60. Prior to the removal of the Lutyens cupboards (17J.D1) as identified on the submitted drawings in Unit 17 (Almina), full details of their relocated positions within the Main Building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

61. Prior to the commencement of the partition works for Unit 17 (Almina), full details comprising of plan, elevation and section at either 1:20 or 1:10 shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.
62. Prior to the installation of the proposed glazed links and glazed screen to the well at the Pump House, as identified on the phasing plan, full details of this comprising section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

Other

63. Prior to the commencement of any engineering works associated with the approved East Car Park as approved under planning permission 24/01604/FP, details of a lockable grille to secure the entrance to the Ice House to allow bat access and prevent humans or domestic pets from entering shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the grille shall be installed before the East Car Park is first brought into use. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

7.0 **Appendices**

- 7.1 Proposed Site Plan