

230385 (3)

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Policy and Documents

The Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England – Historic Environment Good Practise Advice in Planning – Note 3 The setting of Heritage Assets.

Historic England – Historic Environment Good Practise Advice in Planning – Note 2 Managing Significance in Decision-Taking in the Historic Environment.

National Planning Policy Framework

Herefordshire Local Plan Core Strategy 2011 – 2031 – Policies LD1, LD4

Thank you for consulting me on the amended plans. I would reference my previous comments of 25/04/2023 and 21/07/2023, and would request that these be considered as an appendix to these comments.

Summary

The applications are for the renovation and adaptation of the existing Hereford Museum and Library a listed building to become a dedicated and enhanced facility for Herefordshire Museum. This would comprise a museum, education space, galleries, cafe, and staff facilities. The existing fabric and services are to be upgraded to improve the museum environment and energy efficiency of the building while maintaining, and aiming to enhance, the key historic value.

The building is prominently sited within the Herefordshire Conservation Area and is listed and in proximity to other listed buildings.

The proposal would need to be assessed against Section 16 and 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of the protection of listed buildings and their setting, and in addition Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty on Local Planning Authorities in the exercise of their duties to preserve or enhance the character or appearance of a conservation area. This statutory duty is repeated in Herefordshire Local Plan Core Strategy 2011 – 2031 including; policies SS6, LD1 and LD4.

The applications have received comments previously which have resulted in a new suite of plans, which seek to address the previous concerns, and also resolve the need for further information/investigation work via conditions wherever possible.

I acknowledge the level of information provided with the application and the consideration given to addressing the issues, most notably the relocation of the viewing beacon to a less visible location when viewed from key viewpoints, and the external appearance of the new build

2.1 (a)	Full details of the new steelwork are required before that this detail can be considered	Structural report received	For discussion/ further review						
		HFM-BML-XX-01-DR-S-0102 Rev T03		details of the type of foundations would be required at this stage See also 3.1 (a)	Comments from HCC Planning Archaeologist suggested to assist in the consideration of these works within the AAI		HFM-BML-XX-BO-DR-S-0300 rev T05 HFM-BML-XX-BO-DR-S-0100 rev T06	Comments from HCC Planning Archaeologist suggested to assist in the consideration of these works within the AAI	
		HFM-BML-XX-BO-DR-S-0300 T03		The Pile foundations are noted			HFM-BML-XX-BO-DR-S-0300 rev T05 HFM-BML-XX-BO-DR-S-0100 rev T06	As above	
		HFM-BML-ZZ-DR-S-0170 Rev T03					HFM-BML-XX-BO-DR-S-0300 rev T05 HFM-BML-XX-BO-DR-S-0100 rev T06	As above	
2.1 (b)	Internal wall insulation details of the basement	Agent Comments in Tracker	Request to be conditioned	Further investigation when cellar emptied required		P	HFM-BML-XX-Bo-DR-S-120 Rev T103	Understood no IWI now being proposed, which is welcomed.	Amended plans
2.1 (c)	Clarification in respect of the strong room door	Agent Comments in Tracker	For discussion/ further review	Desire for door to remain in current position	Amended plans welcomed		10265-ART-XX-B1-DR-A-41100 rev P06	Retention of doors in current location noted and welcomed	Amended plans

2.1 (d)	Clarification in respect of the external stone string course	Agent Comments in Tracker	For discussion/ further review	Clarification welcomed	if amended elevation details received an annotation on the elevation plan would be desirable	Y	10265-Art-XX-XX-DR-A-43300 rev P02	Revised plans confirming removal of concrete lintel and re-instatement to match adjacent string course welcomed	Amended plans
2.1 (e)	Clarification in respect of the tanking of the cellar.	Agent Comments in Tracker	For discussion/ further review	Suggested that investigations continue where possible	Further information required in respect of the tanking.	p	HFM-BML-XX-Bo-DR-S-120 Rev T103	It is noted that the Cellar is now not to be tanked which is welcomed	Amended plans
		Tender Drawing HFM-BML-XX-00-DR-S-0101 rev T03		As above			As above	As above	Amended Plans
				Details of the plates supporting the pavement to be provided			10265-Art-XX-XX-DR-A-4522 Rev P04 10265-ART-XX-XX-DR-A-45500 Rev P02	Omitted from proposal	Amended plans
		HFM-BML-XX-BO-DR-S-0100 T03		Further information required			HFM-BML-XX-BO-DR-S-0100 rev T06	Clarification noted	Amended Plan
		HFM-BML-XX-BO-DR-S-0100 T03		The planning Archaeologist would need to advise on this matter. Details should accompany the LBC and be agreed at least in principle prior			HFM-BML-XX-BO-DR-S-0100 rev T06	Clarification noted	

				to determination.	Comments from HCC Planning Archaeologist suggested to assist in the consideration of these works within the AAI				
2.1 (f)	Confirmation as to the age and interest of the front cellar, and potentially after the removal of some plasterwork	Agent Comments in Tracker	To be conditioned	As with 2.1 (b) and 2.1 (e)		Y	10265 – Art – XX-B1-DR-A-11102 rev P05	Information on plan noted	Amended plans
2.1 (g)	the reuse of the existing bricks to block up the existing rear pedestrian door.	Agent Comments in Tracker	To be conditioned			Y			Y
3. Ground Floor									
3.1 (.a).	Full details of the new steelwork are required before these works can be considered, and with particular reference to the steelwork in the current library and the	Tender Drawing HFM-BML-XX-00-DR-S-0121 Rev T01 Tender Drawing HFM-BML-XX-00-DR-S-	For discussion/ further review	Noting the submitted drawings Tender Drawing HFM-BML-XX-00-DR-S-1121 Rev T01 and Tender Drawing HFM-BML-XX-00-DR-S-0102 Rev T03, which indicate the location of the	Requested Information not provided Clarification required		Revised D&A, Revised HIS TENDER DRAWING HFM-BML-XX-ZZ-DR-S-0150 Rev T03 TENDER DRAWING HFM-BML-XX-BO-DR-S-0100 Rev T06	It appears from the recently submitted drawings that the steel work will be considerably different to the previous submission, with the new steel work being predominantly within new walls and not within the former library space. If this is the case, the issue of the steelwork within the exhibition spaces and their relationship with the architectural features would appear to have been addressed by the latest plans, and the previously requested information is no longer required.	Amended Plans

	<p>relationship with the existing pilasters</p>	<p>0102-Rev T03</p> <p>HFM-BML-XX-01-DR-S-0102-Rev T03</p> <p>HFM-BML-XX-02-DR-S-0103-Rev T02</p> <p>HFM-BML-XX-03-DR-S-0102-Rev T03</p> <p>HFM-BML-XX-04-DR-S-0105-Rev T03</p>		<p>steels, on the floor plan and on the axiomatic view, however this does not adequately illustrate the relationship with the ornate pilasters that are a feature of the room, as requested. I would refer to paragraph 3.6.3 of my original comments for the rationale behind this request.</p> <p>HFM-BML-XX-01-DR-S-0103-Rev T03 indicates that the steel will be directly adjacent to and within the IWI for the pilasters between the windows, and appears to be suggesting that the pilasters will be tested to see if they can accommodate additional load bearing.</p>		<p>TENDER DRAWING HFM-BML-XX-ZZ-DR-S-0170 Rev T05</p> <p>TENDER DRAWING HFM-BML-XX-ZZ-DR-S-0200 Rev T06</p> <p>TENDER DRAWING HFM-BML-XX-ZZ-DR-S-0201 Rev T05</p> <p>Tender Document HFH-BML-XX-05-DR-S-0107 Rev T05</p> <p>Tender Document HFH-BML-XX-05-DR-S-0106 Rev T03</p> <p>10265 – ART-XX-XX-DR-A-45500 Rev P02</p> <p>10265 – ART-XX-XX-DR-A-45505 Rev P03</p> <p>10265 – ART-XX-XX-DR-A-45510 Rev P03</p> <p>10265 – ART-XX-XX-DR-A-45515 Rev P02</p>	<p>However Tender Document HFH-BML-XX-05-DR-S-0107 Rev T05 and Tender Document HFH-BML-XX-05-DR-S-0106 Rev T03 suggest that there will be columns on the internal walls between the exhibition spaces. Whilst this is preferable to their previous location being on the external walls, the columns are not shown on the floor plans, and for the avoidance of doubt the works proposed to the listed building should be identified in the application and consistently between plans. Clarification and if required amended floor plans only requested.</p>	
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				Clarification required			10265 – ART-XX-XX-DR-A-45520 Rev P02 10265 – ART-XX-XX-DR-A-45520 Rev P02 10265 – ART-XX-XX-DR-A-45200 Rev P04		
3.1 (b)(i)	Relocation of the new wall to express the pilasters or a cross section illustrating how the pilasters are to be incorporated into the wall at a scale not less than 1:10	Agent Comments in Tracker		the request was in respect to the new wall in Exhibition space 02, where a new wall is proposed and appears to come off pilasters.	Additional information not received.		01265-Art-XX-XX-DR-A-45200 rev P04 01265-Art-XX-XX-DR-A-41100 rev P03 01265-Art-XX-XX-DR-A-16115 rev P01 01265-Art-XX-XX-DR-A-16116 rev P01 Revised D&A	The re-siting of the new wall to the west of the pilasters safeguard the staircase is welcomed as it retains the pilasters in their entirety within public museum space	Amended Plans
		Tender Drawing HFM-BML-XX-00-DR-S-0102-Rev T03		cross section of the wall requested			As above	Details now provided omitting the need for a detailed cross section as pilasters not affected	Amended Plans
3.1 (b)(ii)	Relocation of the new wall to express the pilasters or a	Agent Comments in Tracker	For discussion/ further review	The request was made in respect of the pilasters in	Additional details required not supported.		01265-Art-XX-XX-DR-A-45200 rev P04	Details now provided omitting the need for a detailed cross section as pilasters not affected.	Amended Plans

	<p><i>cross section illustrating how the pilasters are to be incorporated into the wall at a scale not less than 1:10</i></p>		<p><i>LBC additional information REF 10265 Section 1.9</i></p>	<p><i>exhibition space 2 and not the corbels in exhibition space</i></p> <p><i>paragraphs 3.5.4 and 3.5.5 of the previous comments requested to either open the tracery window OR relocate the wall slightly to expose the corbel in exhibition space 01 was made. Confirmation on the service ductwork bulkhead and its relationship with architectural detailing requested</i></p>		<p>01265-Art-XX-XX-DR-A-41100 rev P03</p> <p>01265-Art-XX-XX-DR-A-16115 rev P01</p> <p>01265-Art-XX-XX-DR-A-16116 rev P01</p> <p>01265-Art-XX-XX-DR-A-41120 rev P03</p> <p>10265-Art-XX-XX-DR-A-22600 Rev P04</p> <p>10265-ART-XX-XX-DR-A-13320 Rev P03</p> <p>10265-Art-XX-00-DR-A-16104 P01</p> <p>10265-Art-XX-00-DR-A-16105 P01</p> <p>10265-Art-XX-00-DR-A-11122 P03</p> <p>10265-Art-XX-00-DR-A-41120 P03</p>	<p>Addressed in item 3.1n</p>	<p>Amended Plans</p>
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3.1(c)	The Conservation Management Plan identifies that the walls in the foyer are load bearing, however it is proposed to remove 2 large sections of walls, whilst retaining the upper parts of the wall, no details as to how that will be achieved has been submitted.	<p>Agent Comments in Tracker</p> <p>LBC additional information REF 10265 section 1.19</p> <p>Tender Drawing HEM-BML-XX-00-DR-S-0121 Rev 101</p>		<p>Amendments requested</p> <p>Noted however amendments requested</p> <p>I note the bi-fold doors on the plans and for clarity the method of screening has not been agreed</p>		N	<p>HMAG-BML-XX-XX-XX-TN-S-0101 report by Barnsley Marshall</p> <p>10265-Art-XX-00-DR-A-11113 P04</p> <p>10265-Art-XX-00-DR-A-41110 P03</p> <p>10265-Art-XX-00-DR-A-16104 P01</p> <p>10265-Art-XX-00-DR-A-16105 P01</p> <p>10265-Art-XX-00-DR-A-16101 P01</p> <p>10265-Art-XX-00-DR-A-16102 P01</p> <p>10265-Art-XX-00-DR-A-16103 P01</p> <p>10265-Art-XX-XX-DR-A-22600 Rev P04</p>	<p>The details in respect of the steelwork are acknowledged. The proposed doors are fully glazed.</p> <p>The details are considered appropriate retaining a higher degree of original fabric. However some details are yet to be established – i.e the architectural covering of the pad stones, which can be conditioned</p> <p>The additional investigation work to the staircase area is welcomed, the loss of the modern ceiling and the reinstatement of the original space, and the loss of modern servicing trunking, along with the exposure and reinstatement of the tracery window WT09 W0205</p>	<p>Making good walls post demolition partitions</p> <p>Architectural finishes around padstone</p> <p>Balustrade Tracery window repair</p>
3.1 (d)	Clarification of IWI around windows and pilasters in the current library and further	Agent Comments in Tracker	Request to be conditioned	Concern expressed with the IWI proposed and the affect on	Further information required at this stage	N	<p>Revised D&A</p> <p>HMAG Stage 3 EnerPHit Overview</p>	It is noted that the IWI will stop short at the capital of the pilaster and the cornicing above retaining their details on view.	Amended Plans

	<i>consideration of the IWI in this room in respect to the expression of the pilasters.</i>			<i>architectural detailing</i>			<p>10265 – Art-XX-00-DR-A-16115 rev P01</p> <p>10265 – Art-XX-00-DR-A-16116 rev P01</p> <p>10265 – Art-XX-XX-DR-A-</p>	In respect of the IWI on the window reveals drawing 10265 – Art-XX-XX-DR-A- and the HMAG Stage 3 EnerPHit Overview, this confirms that there will be no IWI on the window reveals as the windows will have secondary glazing. The secondary glazing as illustrated would obscure the window detail to an unacceptable degree which would be considered as less than substantial harm. This harm has to be balanced against the positive benefits to this room, i.e the loss of the mezzanine level and the building as a whole such as the loss of suspended ceilings and the improved facilities to the Museum	
		HMAG-ART-XX-XX-RP-A-65810 Enerphit Overview S4-P01		Contents noted			Revised D&A	As above	
							HMAG Stage 3 EnerPHit Overview		
3.1 (e)	<i>Further clarification and detailing of the IWI and the relationship with cornicing and window reveals required</i>	<i>Agent Comments in Tracker</i>	<i>Request to be conditioned</i>	<i>The absence of IWI in the window reveals is welcomed, as is the consideration of a thinner IWI such as Aerogel.</i>	<i>Further information required at this stage</i>	<i>N</i>	<p>10265-Art-XX-00-DR-A-41110 Rev P03</p> <p>10265-Art-XX-00-DR-A-16101 Rev P01</p>	The IWI is to stop at the cornice however ventilation above a suspended ceiling is required in entrance room 1 and 2. However there appears to be a discrepancy between 10265-Art-XX-00-DR-A-16101 Rev P01 and the illustration on page 16 of the HIA in respect of the extent of the suspended ceiling. For the avoidance of doubt it is the plans upon which I am providing comment, and would request a condition in respect of the ceiling details.	<p>Amended Plans</p> <p>Suspended ceiling details</p> <p>Skirting board details</p>
		HMAG-ART-XX-XX-RP-A-65810 Enerphit		<i>Alternative less visually damaging methods of IWI again requested in this location.</i>			10265-Art-XX-00-DR-A-41110 Rev P03	100mm IWI stopping at the cornicing in entrance room 1 and 2 noted	<p>Amended Plans</p> <p>Suspended ceiling details</p>

		<i>Overview S4 P01</i>					10265-Art-XX-00-DR-A-16101 Rev P01		Skirting board details
3.1 (f)	<i>A detailed plan indicated how the IWI will be addressed in the window reveals should be submitted</i>	<i>Agent Comments in Tracker</i>	<i>Request to be conditioned</i>	<i>Alternative less visually damaging methods of IWI again requested in this location.</i>	<i>Further information required at this stage</i>	<i>N</i>	10265-Art-XX-00-DR-A-41110 Rev P03 10265-Art-XX-00-DR-A-16101 Rev P01	No IWI on window reveals on front elevation on amended plans as such the details no longer required	Amended Plans
3.1 (g)	<i>Clarification for the loss of skirting boards and the thickness of the IWI</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>	<i>justification for their loss of skirting boards</i>	<i>Further information required at this stage</i>		Revised D&A HMAG Stage 3 EnerPHit Overview 10265-Art-XX-00-DR-A-41110 Rev P03 10265-Art-XX-00-DR-A-16101 Rev P01 10265-Art-XX-00-DR-A-41110 Rev P03 10265-Art-XX-00-DR-A-16101 Rev P01	Clarification received and original skirting's to be retained behind IWI and false skirting's boards within the room	Skirting board

3.1 (h)	Clarification why the existing plaster cannot be retained	Agent Comments in Tracker	For discussion/further review	The retention of original plaster is welcomed. Clarification is required in respect of the degree of plaster to be lost and the degree of plaster to be retained,	Further information required at this stage		Plaster Survey Report 10625 – ART-XX-XX-XX-A-1640 Masonry Repair Report Revised D&A Revised HIS	The further analysis of the plaster is welcomed, and in some areas the original plaster is being retained behind the IWI. In other areas the plaster has to be removed to facilitate masonry repairs as identified in the Masonry Repair Report.	Amended Plans
		EnerPHit report HMAG-ART-XX-XX-RP-A-65810 P01-S4		However clarification sought as discrepancies between documents, and further information in respect of certain architectural details			Plaster Survey Report HMAG Stage 3 EnerPHit Overview 10625 – ART-XX-XX-XX-A-1640 Masonry Repair Report Revised D&A Revised HIS	Clarification received in latest documents	
		IWI and fabric Strategy summary in the Enerphit report		Apparent discrepancy between documents requiring clarification	Discrepancy between documents requires clarification				Clarification received in latest documents

<p>3.1 (g)</p>	<p><i>An alternative to the roller shutter Door IDT09 on Internal Door Assemblies XX-DR-A-27601, and consideration of more wall retained.</i></p>	<p><i>Agent Comments in Tracker</i></p>	<p><i>For discussion/ further review</i></p>	<p><i>It was understood that the roller shutters were within the foyer and related to item 3.1 (c) . Alternative arrangements following the details in 3.1 (c) welcomed</i></p>	<p><i>Amended plans required</i></p>	<p>10265-Art-XX-00-DR-A-11113 P04</p> <p>10265-Art-XX-00-DR-A-41110 P03</p> <p>10265-Art-XX-00-DR-A-16104 P01</p> <p>10265-Art-XX-00-DR-A-16105 P01</p> <p>10265-Art-XX-00-DR-A-16101 P01</p> <p>10265-Art-XX-00-DR-A-16102 P01</p> <p>10265-Art-XX-00-DR-A-16103 P01</p>	<p>The loss of the roller shutters and their replacement with glazed doors welcomed as an alternative</p>	<p>Door details</p>
<p>3.1 (j)</p>	<p><i>Clarification that windows not removed are to be retained in their current condition and not repaired</i></p>	<p><i>Request for condition</i></p>		<p><i>Clarification required</i></p>		<p>Y - subject to clarification</p> <p>10265-Art-XX-XX-DR-A-22601 rev P03</p>	<p>The submitted drawing indicates that only 7 windows are to be removed from site and replaced, the remainder to be repaired in situ. The clarification is welcomed and the windows to be removed are to be replaced so no objection raised.</p>	<p>Amended plans</p>

3.1 (k)	Finoe 12 requested as an alternative to the proposed glazing in current library	Agent Comments in Tracker	Request to be conditioned	request for a more sympathetic approach expressing the stone mullions internally and externally	Request for more sympathetic approach to the windows repeated.	N	Revised D&A HMAG Stage 3 EnerPHit Overview 10265 – Art-XX-00-DR-A-16115 rev P01 10265 – Art-XX-00-DR-A-16116 rev P01 10265 – Art-XX-XX-DR-A-	Comments addressed in 3.1.d	Amended Plans
		EnerPHit report HMAG-ART-XX-XX-RP-A-65810 P01 S4		Concern addressed with the detailing proposed			As above		
3.1 (l)	Clarification as to the outcome of the skirting boards	Agent Comments in Tracker	For discussion/ further review	The loss of historic fabric should be justified, and without justification for their loss a thinner IWI is again requested	Further information required		10265-ART-XX-oo-DR-A-16101 rev P01	The loss of skirting boards is rarely supported. The proposal is to incorporate them into the IWI, which is not ideal as the historic detailing is lost. The exact method of encasing the skirting boards into the IWI is required. It should be noted that this will constitute less than substantial harm to historic fabric	Skirting boards
3.1 (m)	An alternative to Corten Steel requested as the window infill	Agent Comments in Tracker	For discussion/ further review	consideration of alternative materials are welcomed.	Amended materials welcomed.		10265 – ART-XX-XX-DR-A-43300 rev P02	Note that this window can now be glazed which would replicate the previous arrangement – supported	Amended Plans
		LBC additional informatio		As the works are to historic windows a less			10265 – Art – XX-XX-DR-A-45505		

		<i>n REF 10265</i>		<i>modern intervention is considered more appropriate.</i>			10265-Art-XX-XX-DR=A-22600 Rev P04		
3.1 (n)	<i>Consideration given to the restoration of the tracery window in N elevation</i>	<i>Agent Comments in Tracker for 3.1.(b)</i>	<i>For discussion/ further review For discussion/ further review</i>	<i>I would refer to paragraphs 3.5.4 and 3.5.5 of the previous comments where the request to either open the tracery window OR relocate the wall slightly to expose the corbel in exhibition space 01 was made. Comments on window below in response to LBC additional information REF 10265 section 1.9</i>			10265-Art-XX-XX-DR-A-22600 Rev P04	The exposure and restoration of the 2 no currently blocked tracery windows on north elevation supported	Amended Plans Window repair details
							10265-ART-XX-XX-DR-A-13320 Rev P03		
		<i>Agent Comments in Tracker for 3.1.(n)</i>		<i>The service ductwork bulkhead was not indicated on any previous plans, and as such was not given consideration at that time. further information required – with</i>			10625- ART-XX-DR-A-45200 rev P04	Note ventilation areas identified on cross sections. The retention of the corbel in a non public space is not ideal but unavoidable given the position of the window.	Amended Plans Suspended ceiling details
							10265-Art-XX-00-DR-A-16104 P01		
							10265-Art-XX-00-DR-A-16105 P01		
							10265-Art-XX-00-DR-A-11122 P03		
							10265-Art-XX-00-DR-A-41120 P03		
								Clarification in respect of the suspended ceiling on Exhibition space 01 required. This can be conditioned to enable further consideration when further investigative works are undertaken	

				consideration as to the exposure of the tracery window and the corbels					
3.1 (o)	Paint details for stone mullions	Agent Comments in Tracker	For discussion/ further review	Restoration of original stone mullions welcomed. Details of the paint removal required or could be conditioned		Y			Paint removal methodology
3.1 (p)	An alternative paint colour to render requested	Agent Comments in Tracker	For discussion/ further review	Alternative colour welcomed.	However if amended elevation plans being prepared the reference to colour to be conditioned would be suggested as being annotated on the elevation drawings to avoid a condition	Y if not previously confirmed	10265-Art-XX-XX-DR-A-43300 Rev P02 10265-Art-XX-XX-DR-A-43302 Rev P03	The change in paint colour welcomed. The colour could be conditioned if necessary	Amended Plans Colour
		supporting information.		The use of a colour within the Hereford Design SPD is welcomed.					
3.1 (q)	Clarification to the reference to 6 vision panels in the coal shutles	Agent Comments in Tracker	For discussion/ further review	Clarification welcomed	Suggest that further plans details to omit this reference		10265-Art-XX-XX-DR-A-4522 Rev P04 10265-ART-XX-XX-DR-A-45500 Rev P02	Item omitted from application	Amended Plans
4. Woolhope Room									
4.1.1 (a)	Clarification of new beams joists	Agent Comments in Tracker	For discussion/ further review				10265-Art-XX-00-DR-A-16117 Rev P01 Revised HIS	The amended details and revised HIS, do not reference any works to the beams or joists, as such it is understood that this	Amended Plans

								element of works is omitted from the proposal	
4.1.1(b)	Window seals location and type to be agreed by condition	Agent Comments in Tracker	to be conditioned			Y		No further comment	Y
4.1.1 (c)	Repairs to balcony to be conditioned	Agent Comments in Tracker	to be conditioned			Y	10265-Art-XX-00-DR-A-16117 Rev P01 Masonry Repair Report	No further comment	Y
4.1.1 (d)	Details of venting to be conditioned	Agent Comments in Tracker	to be conditioned			Y		No further comment	Y
5. Third Floor									
5.1. (a)	Clarification and details in respect of the vertical steel supports should be provided before this element can be considered	Agent Comments in Tracker		Steel details noted, and referenced throughout table on relevant sections			Revised Plans as per 3.1a	It appears from the recently submitted drawings that the steel work will be considerably different to the previous submission, with the new steel work being predominantly within new walls. If this is the case, the issue of the steelwork within the exhibition spaces and their relationship with the architectural features would appear to have been addressed by the latest plans, and the previously requested information is no longer required. However Tender Document HFH-BML-XX-05-DR-S-0107 Rev T05 and Tender Document HFH-BML-XX-05-DR-S-0106 Rev T03 suggest that there will be columns on the internal walls between the exhibition spaces. Whilst this is preferable to their previous location being on the external walls, the columns are not shown on the	Amended Plans

								floor plans, and for the avoidance of doubt the works proposed to the listed building should be identified in the application and consistently between plans. Clarification and if required amended floor plans only requested.	
5.1 (b)	Clarification in respect of the discrepancy between documents as to whether the ceiling will be retained or dismantled and re-erected and if the later the methodology should accompany the application in order that this element can be considered.	Agent Comments in Tracker	For discussion/ further review	The plan to retain the ceiling structure is welcomed. However the methodology as to how that will be achieved will need to form part of this application, and the discrepancy between documents addressed. further information as to how the ceiling can be retained with other works proposed would need to be submitted.	Further information required at this stage	N	<p>Tender Document HFH-BML-XX-ZZ-DR-S-0091 Rev T04</p> <p>Tender Document HFH-BML-XX-ZZ-DR-S-0350 Rev T01</p> <p>Tender Document HFH-BML-XX-ZZ-DR-S-0350 Rev T01</p> <p>Tender Document HFH-BML-XX-ZZ-DR-S-0200 Rev T05</p> <p>Tender Document HFH-BML-XX-ZZ-DR-S-0201 Rev T05</p> <p>10625 – Art-XX-00-A-16129 Rev P01</p> <p>10625 – Art-XX-00-A-16123 Rev P01</p> <p>10625 – Art-XX-00-A-16126 Rev P01</p> <p>10625 – Art-XX-00-A-16127 Rev P01</p>	It is noted that drawings; 10625 – Art-XX-00-A-16129 Rev P01, 10625 – Art-XX-00-A-16123 Rev P01, 10625 – Art-XX-00-A-16126 Rev P01 and 10625 – Art-XX-00-A-16127 Rev P01 confirms that the glazed ceiling is to be removed and a new decorative ceiling to be installed. The loss of this heritage feature will cause less than substantial harm to this listed building. This harm has to be balanced against the positive benefits to the building as a whole such as the loss of suspended ceilings, reinstatement of tracery windows etc and the improved facilities to the Museum.	Ceiling details
	HFH-BML-XX-ZZ-DR-S-0360 rev T02				Further clarification required.		As above	As above	
5.1 (c)	Clarification in respect of the internal wall insulation in	Agent Comments in Tracker	Request to be conditioned	For the reasons identified in 3.1 (d) these details cannot be	Further information required at this stage	N	01265 – ART-XX-00-DR-A-16122 Rev P01	Drawing 01265 – ART-XX-00-DR-A-16122 Rev P01 and 01265 – ART-XX-00-DR-A-16123 Rev P01 confirms that the current dry lining will be removed. Drawing 01265	Amended Plans

	Middle Exhibition Hall/Museum are required.			conditioned as they are fundamental to the consideration of the listed building consent application			01265 – ART-XX-00-DR-A-16123 Rev P01 01265 – ART-XX-00-DR-A-16124 Rev P01	– ART-XX-00-DR-A-16124 Rev P01 identifies IWI to be installed behind replacement wall lining, to the same depth from DDL to picture rail to maintain the current visual appreciation of the corbelling	
	Clarification in respect of proposed works to trusses as discrepancy between plans. details are required in order that this element can be considered	Agent Comments in Tracker	Request to be conditioned	For the reasons identified in 3.1 (d) these details cannot be conditioned as they are fundamental to the consideration of the listed building consent application	Further information required at this stage	N	01265 – ART-XX-00-DR-A-16124 Rev P01 01265 – ART-XX-00-DR-A-16123 Rev P01 Tender Document HFH-BML-XX-ZZ-DR-S-0200 Rev T05	The amended plans confirm the retention and degree of exposure of the trusses as visible in the current exhibition room, that is to ceiling level. Tender Document HFH-BML-XX-ZZ-DR-S-0200 Rev T05 identifies that above ceiling trusses are to be removed to facilitate the additional floor.	Amended Plans
5.1 (d)	Clarification in respect of the cornice and if the 100mm IWI is indicative as it will be behind existing hardboard.	Agent Comments in Tracker	Request to be conditioned	For the reasons identified in 3.1 (d) these details cannot be conditioned as they are fundamental to the consideration of the listed building consent application	Further information required at this stage	N	01265 – ART-XX-00-DR-A-16122 Rev P01 01265 – ART-XX-00-DR-A-16123 Rev P01 01265 – ART-XX-00-DR-A-16124 Rev P01	As 5.1 C	Amended Plans
5.1 (e)	Clarification discrepancy between plans in respect of IWI on south walls of Third Floor exhibition Room	Agent Comments in Tracker	Request to be conditioned	For the reasons identified in 3.1 (d) these details cannot be conditioned as they are fundamental to the consideration of the listed	Further information required at this stage	N	10625 – Art-XX-00-A-16124 Rev P01 10625 – Art-XX-00-A-16125 Rev P01 01265 – ART-XX-00-DR-A-16122 Rev P01	Contents of additional information noted. No further clarification required. Individual IWI discussed in 5.1.c	Amended Plans

				<i>building consent application</i>			01265 – ART-XX-00-DR-A-16123 Rev P01 01265 – ART-XX-00-DR-A-16124 Rev P01		
5.1 (f)	<i>Clarification discrepancy between plans in respect of IWI Third Floor Exhibition</i>	<i>Agent Comments in Tracker</i>	<i>Request to be conditioned</i>	<i>As above</i>	<i>Further information required at this stage</i>	<i>N</i>	<i>As above</i>	<i>As above</i>	Amended Plans
6. Fourth Floor									
6.1 (a)	<i>Clarification and details in respect of the vertical steel supports and new floor in the 1874 section of the building, should be provided before this element can be considered.</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>				Revised Plans as per 3.1a	This steelwork will be in new floor to replace the existing roof and as such has a lesser impact on retained historic fabric	Amended Plans
6.1 (b)	<i>Slimmer IWI on the three Broad Street rooms and the retention of the cornice, architrave and picture rail, and the reuse of the</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>				10265-ART-XX-00-DR-A-16134 Rev P01 10265-ART-XX-00-DR-A-16135 Rev P01 10265-ART-XX-00-DR-A-16136 Rev P01	Additional details noted, and the condition of the plaster. Details of the roof insulation and ceilings should have been provided. However given the extent of information provided to date this can be conditioned	Roof Insulation

	skirting boards						10265-ART-XX-00-DR-A-16137 Rev P01 Plaster Survey Report HMAG Stage 3 EnerPHit Overview		
6.1 (c)	Consideration of the retention of the staircase to the librarians quarters. As this is a substantial loss to the significance of the building	Agent Comments in Tracker	For discussion/ further review	Pre-application discussions noted, however all Listed Building Consent applications are a balancing exercise between the works to a listed building and the public benefits of the works			10265 – ART-XX-03-DR-A-1142 Rev P03 10265 – Art-XX-04-DR-A-41150 – Rev P03	This staircase is to be lost, which is regrettable as it illustrates the library had domestic accommodation for the librarian and as such are of great significance in the evidential, historic, aesthetic and communal value of the building. The loss of this heritage feature will cause less than substantial harm to this listed building. This harm has to be balanced against the positive benefits to the building as a whole and the improved facilities to the Museum.	n/a
		LBC additional information REF 10265		The additional information clarifies why the lift is so positioned and its loss is regrettable, however based on the additional information, the loss of the historic staircase is now not opposed.	Previous objection withdrawn			No further comment	n/a

6.1 (d)	<i>Re-consideration of the size and design of the window to the stairwell</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>	<i>Concerns due to the impact of this feature when viewed from the cathedral grounds and window so proposed would be considered discordant and overdominant feature of the new works to the museum</i>	<i>Request for amendments repeated as stairwell window not considered appropriate</i>		Revised D&A 10265-Art-A-XX-XX-DR-43302 rev P03 10265-Art-A-XX-XX-DR-43300 rev P02	Amended plans - noted and it is considered that the visible element of the window (some glazing will be hidden behind perforated corten steel) whilst large is more proportionate in scale.	Amended Plans
6.1 (e)	<i>Reconsideration of the heads of the venetian gothic windows</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>	<i>Concerns expressed with the size and dominance of the windows, and the view from King Street when viewed above the roofscape of listed buildings and the Cathedral grounds, Amendments requested</i>	<i>Amended window designs are again requested to limit the impact when viewed from King Street as per Figure 8 previously issued.</i>		Revised D&A 10265-Art-A-XX-XX-DR-43302 rev P03	The revised design is for a single larger window working with the roofscape and producing a linear feature which is considered less dominant than the larger arched windows.	Amended Plans
7. Fifth Floor									
7.1 (a)	<i>Details of the steel support to this floor</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>				Revised plans as per 3.1.a	This steelwork will be in new floor to replace the existing roof and as such has a lesser impact on retained historic fabric	Amended Plans

7.1 (b)	Details of soil pipes if internal or external	Agent Comments in Tracker	Request to be conditioned		Some clarification required, but the principle of external siting on the northern elevation not opposed.	Y if external only	10265-Art-A-XX-XX-DR-43300 rev P02	Additional information noted,	Amended Plans
		LBC additional information REF 10265		The siting on the northern elevation is welcomed as it is the less public elevation. The location of the RWP directly adjacent to the tracery window is not desirable, and relocation welcomed if possible.			10265-Art-A-XX-XX-DR-43300 rev P02		
7.1 (c)	Clarification of the height of the lift shafts	Agent Comments in Tracker	For discussion/ further review				10265-Art-A-XX-XX-DR-43300 rev P02	Clarification provided in additional/amended plans	Amended Plans
		LBC additional information REF 10265		The public lift at a height of 17828 is lower than the existing chimney height at 18641 and is noted. The clarification in respect of the height of the rear lift shaft is noted			10265-Art-A-XX-XX-DR-45200 rev P04		

7.1 (d)	<i>In respect of the corten steel lift shaft covering and the slate walls, an alternative treatment for this elevation is sought.</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>	<i>The opportunity to review for a more cohesive approach in terms of materials given the simplicity of the current elevation is welcomed.</i>	<i>For further discussion/ review</i>		10265-Art-A-XX-XX-DR-43303 rev P04	Revisions in materials welcomed as the lift shaft will be the same colour as the roofscape and produce a simpler elevation.	Amended Plans
7.1 (e)	<i>Consideration of the windows on the south elevation to represent arches below</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>	<i>Comments made in 6.1.1 (e)</i>	<i>Amended window designs are again requested to limit the impact when viewed from King Street</i>		Revised D&A 10265-Art-A-XX-XX-DR-43302 rev P03	Comments as per 6.1.e. The amended plans considered more appropriate in this location	Amended Plans
7.1 (f)	<i>Requested changes to design of stairwell window</i>	<i>Agent Comments in Tracker</i>	<i>For discussion/ further review</i>	<i>Comments made in 6.1.1 (d)</i>	<i>Request for amendments repeated as stairwell window not considered appropriate</i>		Revised D&A 10265-Art-A-XX-XX-DR-43302 rev P03 10265-Art-A-XX-XX-DR-43300 rev P02	Comments as per 6.1.d. The amended plans considered more appropriate in this location	Amended Plans
7.1 (g)	<i>Details of the pv panels – could be conditioned</i>	<i>Agent Comments in Tracker</i>				Y		No further comment	Y
7.1 (h)	<i>Materials with particular attention to the brickwork – could be conditioned</i>	<i>Agent Comments in Tracker</i>				Y		No further comment	Y
Comments on new information									
A1.		HFM-BML-XX-01-DR-S		<i>Works to the primary staircase has been included in</i>	<i>Information on the works to the staircase required as part</i>			It is understood that some investigative work has been undertaken and the cantilever staircase is constructed of metal, illustrating the engineering	Balustrade detail

		0102-T03		<i>this drawing not previously referenced</i>	<i>of the LBC application</i>			innovations of the time. The additional work in respect of the loss of the modern ceiling is also acknowledged. In restoring the staircase to its original height. Ideally the balustrade details would be part of the application, however given the wealth of information provided in respect of the works, and the fact that this will be a public building with the potential to exhibit artefacts or public art in this space, it would seem appropriate to condition this element to allow further consideration.	
A.2		HFM-BML-XX-01-DR-S-0102-T03 HFM-BML-XX-01-DR-S-0101-T03 LBC additional information REF 10265		<i>Stitching of cracking is often an accepted means of repair – subject to details. Full details of the extend of and method of stitching should accompany the application with areas illustrated on elevation plans</i>	<i>Full details required.</i>		Masonry Repair report	Additional information noted	Y
A3		HFM-BML-XX-ZZ-DR-S-0090-Rev-T02 HFM-BML-XX-ZZ-DR-S-0090-Rev-T02 10265-Art-XX-00-DR-A-1600-Rev-P02		<i>These plans are useful in depicting the walls, stairs, and roof to be demolished, However It is suggested that this is coloured with 2 colourways to</i>			10265-Art-XX-B1-DR-A – 11102 Rev P05 10265-Art-XX-00-DR-A -11113 -Rev P04 10265-Art-XX-01-DR-A -11122-Rev P03 10265-Art-XX-02-DR-A -11132-Rev P03 10265-Art-XX-03-DR-A -11142-Rev P03 10265-Art-XX-04-DR-A -11152-Rev P03	The additional information in respect of the historic fabric to be lost and the more recent additions is acknowledged and has informed the comments provided in that the loss of historic fabric has been clearly identified and as such able to be assessed.	Amended Plans

	<p>10265- Art-XX-00- DR-A- 16005-Rev P02</p> <p>10265- Art-XX-00- DR-A-1610 Rev-P02</p> <p>10265- Art-XX-00- DR-A-1615 Rev-P01</p> <p>10265- Art-XX-00- DR-A- 1620-Rev P01</p> <p>10265- Art-XX-00- DR-A-1625 Rev-P01</p> <p>10265- Art-XX-00- DR-A-1630 Rev-P02</p> <p>10265- Art-XX-00- DR-A-1634 Rev-P02</p> <p>10265- Art-XX-00- DR-A-1635 Rev-P01</p> <p>10266- Art-XX-00- DR-A-1640 Rev-P01</p>	<p><i>differentiate between historic fabric and modern features as the loss of historic weight is given greater significance than modern fabric, and some modern elements to be removed are welcomed. However not all historic fabric to be lost is recorded on these plans and it is acknowledged that other historic fabric is proposed for removal, excavation of the basement, potentially all plaster to external walls, ceilings, and such it would be useful if all the historic fabric to be removed was acknowledged in addition to the more modern mezzanine</i></p>	<p>10265-Art-XX-05-DR- A -11162-Rev P03</p> <p>10265-Art-XX-RF-DR- A -11172-Rev P03</p> <p>10265-Art-XX-XX-DR- A -12220-Rev P03</p> <p>10265-Art-XX-01-DR- A -11122-Rev P03</p> <p>10268-Art-XX-00-DR- A16101 Rev P01</p> <p>10269-Art-XX-00-DR- A16102 Rev P01</p> <p>10270-Art-XX-00-DR- A16103 Rev P01</p> <p>10271-Art-XX-00-DR- A16104 Rev P01</p> <p>10272-Art-XX-00-DR- A16105 Rev P01</p> <p>10273-Art-XX-00-DR- A16106 Rev P01</p> <p>10274-Art-XX-00-DR- A16107 Rev P01</p> <p>10275-Art-XX-00-DR- A16108 Rev P01</p> <p>10276-Art-XX-00-DR- A16109 Rev P01</p> <p>10277-Art-XX-00-DR- A16110 Rev P01</p> <p>10278-Art-XX-00-DR- A1611 Rev P01</p> <p>10279-Art-XX-00-DR- A16112 Rev P01</p> <p>10280-Art-XX-00-DR- A16113 Rev P01</p> <p>10281-Art-XX-00-DR- A16114 Rev P01</p> <p>10282-Art-XX-00-DR- A16115 Rev P01</p> <p>10283-Art-XX-00-DR- A16116 Rev P01</p> <p>10284-Art-XX-00-DR- A16117 Rev P01</p> <p>10285-Art-XX-00-DR- A16118 Rev P01</p> <p>10286-Art-XX-00-DR- A16119 Rev P01</p>	
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				<i>structures, stairs etc.</i>		10287-Art-XX-00-DR-A16120 Rev P01 10288-Art-XX-00-DR-A16121 Rev P01 10289-Art-XX-00-DR-A16122 Rev P01 10290-Art-XX-00-DR-A16123 Rev P01 10291-Art-XX-00-DR-A16124 Rev P01 10292-Art-XX-00-DR-A16125 Rev P01 10293-Art-XX-00-DR-A16126 Rev P01 10294-Art-XX-00-DR-A16127 Rev P01 10295-Art-XX-00-DR-A16128 Rev P01 10296-Art-XX-00-DR-A16129 Rev P01 10297-Art-XX-00-DR-A16130 Rev P01 10298-Art-XX-00-DR-A16131 Rev P01 10299-Art-XX-00-DR-A16132 Rev P01 10300-Art-XX-00-DR-A16133 Rev P01 10301-Art-XX-00-DR-A16134 Rev P01 10302-Art-XX-00-DR-A16135 Rev P01 10303-Art-XX-00-DR-A16135 Rev P01 10304-Art-XX-00-DR-A16136 Rev P01		
A4						Glass balustrade 10635 ART-XX-RF-DR-A-24500 LP02303-FIR-00-ZZ-DR-L-2003.	The glass balustrade is a new feature to be introduced, and the use of non reflective glass is welcomed as it will prevent glare from the balustrade which will be from a high level. However in addition to the glare/reflection, the nature of the glass being transparent,	Y

								results in the use of the Upper terrace being visible, which will mean that planters, chairs, tables, etc will be visible through the glass, as indicated on the illustrative images on LP02303-FIR-00-ZZ-DR-L-2003. This visual harm could be reduced by different coatings in addition to the anti reflective glass to minimise what would appear as a terrace with no visible balustrade. As such it is requested that a sample of the glass be conditioned	
A5							LP02303-FIR-00-ZZ-DR-L-2003.	It is acknowledged that the indicative finish of the upper and lower terrace is still indicative at this stage. However LP02303-FIR-00-ZZ-DR-L-2003. Suggests illuminated boards. The use of the terrace for exhibitions, educational purposes etc. is supported. Nonetheless I am mindful of both height pollution and the visual impact of an illuminated item , at the height and size proposed with such visibility over the roofs cape. I would therefore request consideration of a condition controlling illumination on the roof terraces	Y

Suggested Conditions.

1. CE7 LBC Time period
2. The development to be undertaken strictly in accordance with the amended plans.

3. CE8 - EXPERT SUPERVISION
4. CF6 - STRUCTURAL SUPPORT FOR RETAINED ELEMENTS

No demolition works shall begin until details and the methodology to secure the safety and stability of those parts of the building to be retained are submitted to and approved in writing with the Local Planning Authority. The works are to be carried out fully in accordance with the approved methodology and details. The methodology and details shall include:

- Strengthening any wall or vertical surface;
- Support for roof timbers on the Broad Street elevation
- Provision of protection for the building against the weather;

The structure retained in accordance with Condition [] during the progress of the works

5. CF7 CONTRACT FOR REDEVELOPMENT BEFORE DEMOLITION
6. C13 SAMPLES OF EXTERNAL MATERIALS including balustrade
7. CH1 MASONRY DETAILS

Before the relevant section of work begins, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- A sample of the bricks and brickbond to be used in block up the existing rear pedestrian door.
- the face bond of brickwork;
- description of the joints proposed;
- mortar mix, profile and finish.

The works shall be carried out in accordance with the approved details.

8. CH4 POINTING
9. CH5 RE-POINTING
10. C17 REPAIRS IN SITU

Unless otherwise agreed beforehand in writing by the local planning authority the existing fabric of the building shall be stabilised, maintained, repaired and adapted as approved in situ as per the;

- Masonry Survey by Stoneworks Building Surveyors 08/04/2024
- Masonry repair Report HMAG-BML-XX-XX-RP-S-0010

11. CJ6 MAKING GOOD – SUBMIT DETAILS
12. CH1 MASONRY DETAILS

Post creation of opening and introduction of steelwork, but before the relevant section of work begins, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Details of the architectural details around the pad stones supporting the steelwork creating the 2 entrance doors to the front foyer rooms identified as 00-003 and 00-005 on drawing 10265-Art-XX-00-DR-A-41110 rev P03

The works shall be carried out in accordance with the approved details.

13. CE9 LATER APPROVAL OF DETAILS

Before the relevant section of work begins, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

Repairs to the balcony on Broad Street

Details of any venting to the Woolhope Room

Details of any window seals, location and type to W021, W0202, and W0203

The works shall be carried out in accordance with the approved details

14. CE9 LATER APPROVAL OF DETAILS

No works in relation to any of the features specified below shall commence until details are submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details,

- The new suspended ceilings in foyer rooms identified as 00-003 and 00-005 on drawing 10265-Art-XX-00-DR-A-41110 rev P03
- The new ceiling to third floor rear exhibition room identified on drawings; 10625 – Art-XX-00-A-16129 Rev P01, 10625 – Art-XX-00-A-16123 Rev P01, 10625 – Art-XX-00-A-16126 Rev P01 and 10625 – Art-XX-00-A-16127 Rev P0
- Replacement skirting boards

The works shall be carried out in accordance with the approved details

15. CE9 LATER APPROVAL OF DETAILS

No works in relation to any of the features specified below shall commence until details are submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details

- Details of the method, procedure and application of paint removal from the stone mullioned windows W0017, W0018, and W0019
 - The colour of any paint on the rendered plinth on the southern elevation below windows W0017, W0018, and W0019
- Any repairs to the tracery windows, WT09/W0205, WT10/W0012,

The works shall be carried out in accordance with the approved details

16. CE9 LATER APPROVAL OF DETAILS

No works in relation to any of the features specified below shall commence until details are submitted to and approved in writing by the Local Planning Authority.

- Between rafter roof insulation on the roof pitch fronting Broad Street.

The works shall be carried out in accordance with the approved details

17. CE9 LATER APPROVAL OF DETAILS

No works in relation to any of the features specified below shall commence until details are submitted to and approved in writing by the Local Planning Authority.

- Any works to the staircase or balustrade to the principal staircase in the entrance hall 00-004 on drawing number 10265-Art-XX-00-DR-A-41110 rev P03

The works shall be carried out in accordance with the approved details

18. CJ4 SOLAR PANELS – APPEARANCE

19. CJ1 M&E SERVICES